

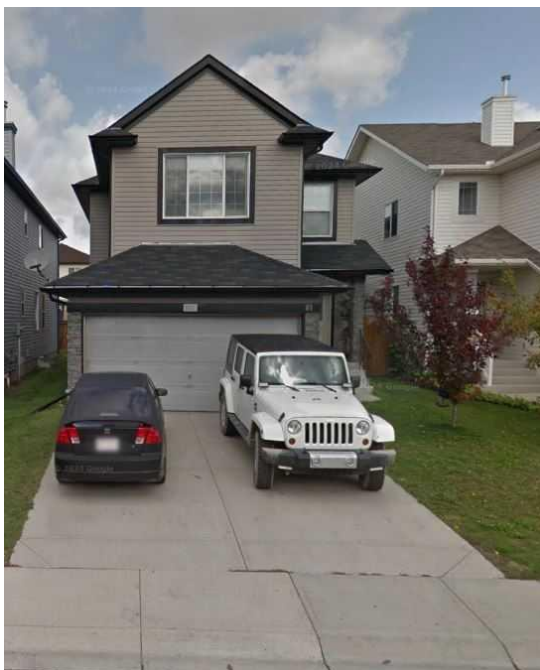


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**81 SADDLECREST Green, Calgary T3J 5N4**

MLS®#: **A2176465**      Area: **Saddle Ridge**      Listing Date: **10/31/24**      List Price: **\$590,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **3,681 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,789**  
 Low Sqft:  
 Ttl Sqft: **1,789**

DOM

**51**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Kitchen Island,Pantry,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`1" x 9`2"	Kitchen	Main	10`5" x 10`3"
Laundry	Second	5`4" x 5`3"	Bonus Room	Second	18`11" x 13`7"
Family Room	Main	13`10" x 11`1"	Bedroom	Second	12`7" x 10`7"
Bedroom	Second	14`1" x 9`5"	Bedroom - Primary	Second	11`11" x 11`1"
4pc Bathroom	Second		4pc Ensuite bath	Second	
2pc Bathroom	Main				

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 0510199

Zoning: R-G

Remarks

Pub Rmks: **\*COURT DATE SET FOR JANUARY 9, 2025\*** Experience unrivalled value for a large two-storey home in the vibrant community of Saddleridge. With a front double attached garage and private backyard, this is the perfect family home made up of 3 bedrooms and 2.5 bathrooms . The exterior has great curb appeal, with newer roof shingles and vinyl siding with stonework, and a south-facing front yard. Inside you are welcomed by beautiful arched door frame features that lead into a cozy living room with a fireplace, and fully equipped kitchen with a large island space and walk-in pantry. This level also features a flex room that can be turned into a home office, workout area, or more. The fully carpeted upper level includes three sizable bedrooms, one of which is the primary bedroom with a walk-in-closet and ensuite. There is also a versatile bonus room with vaulted ceilings, and a dedicated laundry area. Down below the spacious unfinished basement is ideal for storage or potential redevelopment. Conveniently located nearby all of the amenities of Saddleridge including many greenspaces and pathways, the renowned Genesis Centre, and quick access to Airport and Stoney Trail. **\*Please note this is a Court of King's Bench Foreclosure Property and that no showings are permitted at this time\***

Inclusions: N/A  
 Property Listed By: CIR Realty

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

