



THE
A-TEAM

**RE/MAX
FIRST**

6211 SADDLEHORN Drive, Calgary t3j 4m5

MLS®#: **A2177079**

Area: **Saddle Ridge**

Listing Date: **11/04/24**

List Price: **\$545,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Finished Floor Area

Abv Sqft: **1,401**

Low Sqft:

Ttl Sqft: **1,401**

Lot Information

Lot Sz Ar: **3,659 sqft**

Lot Shape:

DOM

47

Layout

Beds: **5 (3 2)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **None**

Int Feat: **Kitchen Island**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	11`6" x 9`6"	Bedroom	Second	11`6" x 9`6"
Dining Room	Main	9`10" x 7`7"	Kitchen	Main	11`2" x 10`6"
Bedroom - Primary	Second	14`9" x 12`6"	Bedroom	Basement	8`6" x 8`2"
Bedroom	Basement	9`10" x 8`2"	Living Room	Main	13`9" x 13`1"
Family Room	Basement	13`1" x 11`6"	2pc Bathroom	Main	

4pc Bathroom

Second

4pc Bathroom
Legal/Tax/Financial

Basement

Title:
Fee Simple
Legal Desc:

0012136

Zoning:
R-G

Remarks

Pub Rmks:

JUDICIAL SALE.PROPERTY IS BEING SOLD IN AS IS WHERE IS .NO WARRANTIES FROM THE SELLER OR HIS REPRESENTATIVES.PLEASE USE THE OFFER IN SUPPLEMENT.PLEASE LEAVE OFFERS OPEN 3 TO 4 WEEKS.OFFERS MUST BE UN-CONDITIONAL AND DEPOSIT MUST ACCOMPANY THE OFFER.SCHEDULE A MUST ACCOMPANY THE OFFERS.HOUSE COMES WITH 3 BEDROOMS ON THE UPPER LEVEL.FAMILY ROOM WITH FIRE PLACE.BASEMENT WITH 2 BEDROOMS LIVING ROOM AND FULL BATH. NO SEPARATE ENTRANCE FOR THE BASEMENT. NO BATHROOM IN THE MASTER BEDROOM.DOUBLE FRONT ATTACHED GARAGE, CLOSE TO ALL THE AMENITIES, LIKE BUS,SCHOOLS,LRT STATION SHOPPING AND THE LIST GOES ON.NEED PROPER NOTICE FOR SHOWING.COURT DATE IS SET FOR JANUARY 09,2025..

Inclusions:
Property Listed By:

none
Royal LePage METRO

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













