



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

**17**

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

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.**

Inclusions:  
Property Listed By:

**none**  
**Royal LePage METRO**

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













