



THE
A-TEAM

**RE/MAX
FIRST**

92 SADDLECREST Link, Calgary T3J0Z3

MLS®#: **A2177127**

Area: **Saddle Ridge**

Listing Date: **11/03/24**

List Price: **\$839,913**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,799 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,604**
Low Sqft:
Ttl Sqft: **2,604**

DOM

90
Layout
Beds: **5 (5)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Lighting**

Construction: **Concrete**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Mud Room	Main	9`10" x 4`11"
Walk-In Closet	Main	3`4" x 4`11"
Living Room	Main	13`1" x 16`4"
Entrance	Main	6`8" x 7`8"
Dining Room	Main	8`11" x 7`11"
5pc Ensuite bath	Upper	4`11" x 10`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	8`1" x 12`2"
3pc Bathroom	Main	4`11" x 8`6"
Flex Space	Main	13`1" x 8`6"
Kitchen	Main	13`11" x 11`7"
Balcony	Main	15`9" x 4`9"
Bedroom	Upper	9`10" x 12`5"

Bedroom	Upper	12`3" x 10`8"	Bedroom - Primary	Upper	11`5" x 11`0"
Bedroom - Primary	Upper	15`2" x 14`7"	Bonus Room	Upper	14`4" x 10`4"
4pc Bathroom	Upper	9`10" x 4`11"	5pc Ensuite bath	Upper	6`5" x 16`2"
Laundry	Upper	7`5" x 7`2"	Walk-In Closet	Upper	8`6" x 5`2"
Walk-In Closet	Upper	6`5" x 8`2"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2010633**

Remarks

Pub Rmks: **ALL HAIL WORK COMPLETED WITH RECIEPTS. **** ELECTRIC CHARGING PLUG IN GARAGE, GARAGE HEATER ELECTRIC SUPPLY AND PROPANE SUPPLY ROUGH IN GARAGE*****FRIDGE ,TV,OVEN,MICROWAVE AND GARAGE CAN BE OPERATEDFROM PHONE APP*****37INCH STOVE WIDE AND 36INCH HOOD FAN. Discover luxurious living in this stunning 5-bedroom, 4-bathroom home, designed for comfort and style. The open floor plan features an impressive open-to-below design. DOUBLE FRONT GARAGE HAS SEPERATE ENTRANCE DOOR AS WELL. The main level includes a kitchen with a large island, modern appliances, and sleek quartz countertops and gas line in kitchen. MAIN French doors and both MASTER BEDROOMS has 8ft French door ,9ft ceiling with built-in ceiling SPEAKERS, and Built-in CAMERAS ,a cozy Gas fueled FIREPLACE adds warmth. The main floor also offers a bedroom and full bath and walk in closet for added convenience. Floor of house is Mixed of CARPET ,TILES AND LAMINATE to give a stunning look of luxury. Upstairs, you'll find 4 spacious bedrooms, including 2 luxurious primary suites and walk-in closets. Three full bathrooms and a laundry room make everyday living easier. A versatile bonus room make everyday living easier. A versatile bonus room provides extra space for FAMILY FUN OVER THE WEEKEND SLEEPOVERS. Enjoy the outdoors on a large Balcony that overlooks the backyard BACKING ONTO A GREEN SPACE SCHOOL PARK. CENTRAL AIR CONDITIONING adds another level of comfort and luxury. Basement is unfinished with 9ft ceiling and SEPERATE ENTRANCE already built, Basement awaits for your personal touch to develop according to your needs. This home blends modern comfort with timeless elegance—ideal for those seeking luxury living at its best in a PRIME LOCATION of SADDLERIDGE close to CTRAIN STATION, SCHOOLS AND STORES. 3D TOUR AVAILABLE ONLINE.**

Inclusions: cameras and built in blue tooth speakers.
 Property Listed By: **Real Estate Professionals Inc.**

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











