



THE
A-TEAM

**RE/MAX
FIRST**

133 SADDLELAKE Grove, Calgary T3J 0N8

MLS®#: **A2178073** Area: **Saddle Ridge** Listing **11/07/24** List Price: **\$875,000**
 Status: **Active** County: **Calgary** Change: **-\$24k, 15-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2013** Abv Sqft: **2,811**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,971 sqft** Ttl Sqft: **2,811**
 Lot Shape:

DOM

75
Layout
 Beds: **6 (4 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction:
Mixed
 Flooring:
Carpet,Ceramic Tile,Hardwood
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Gas Stove,Range Hood,Refrigerator**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Upper	15`11" x 13`8"	Bedroom	Upper	16`2" x 13`6"
Bedroom	Upper	12`3" x 9`10"	Bedroom	Upper	13`7" x 13`5"
Bedroom	Lower	11`0" x 10`6"	Bedroom	Lower	15`7" x 10`11"
3pc Ensuite bath	Upper	8`2" x 4`11"	3pc Bathroom	Upper	8`11" x 4`11"
4pc Bathroom	Main	7`11" x 4`11"	5pc Ensuite bath	Upper	10`8" x 10`8"
4pc Bathroom	Basement	8`11" x 4`11"	Dining Room	Main	16`5" x 13`8"

Living Room
Kitchen

Main
Main

16`2" x 13`6"
18`2" x 11`2"

Den
Bonus Room
Legal/Tax/Financial

Main
Upper

9`11" x 9`10"
14`3" x 9`7"

Title:
Fee Simple
Legal Desc:

1210881

Zoning:
R-G

Remarks

Pub Rmks: **Beautiful Home and very clean fully finished basement with LEGAL SUITE. Total 6 bedroom and 5 bathrooms. Open concept floor plan & Soaring 18 FT Ceiling Entry-Way with Hardwood floor on the main, 9' knock down ceiling with build in sound system and 8' door you will find a Den, living room, family room with fireplace and feature wall, full bath, The stunning big kitchen has all of the upgrades you want granite, a large island/breakfast bar, gas cooktop, chimney, built in oven and microwave, good size pantry, breakfast nook. Upstairs features 2 master bedrooms with sound system in one and double doors and en-suite baths, two other good size bedrooms, 4pc main bath and a loft with sound system. Professionally developed bright basement (legal suite) with separate entrance has 2 bedrooms and den, kitchen with granite countertop and 1 full bathroom, separate laundry, laminate flooring and large windows. Perfect for the growing family!**

Inclusions: **na**
Property Listed By: **CIR Realty**

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









