



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**133 SADDLELAKE Grove, Calgary T3J 0N8**

MLS®#: **A2178073**      Area: **Saddle Ridge**      Listing Date: **11/07/24**      List Price: **\$899,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$51k, 16-Nov**      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

**44**  
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**      Construction:      **Mixed**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance,Private Yard**      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>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`11" x 13`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>16`2" x 13`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`3" x 9`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`7" x 13`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`0" x 10`6"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>15`7" x 10`11"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>8`2" x 4`11"</b>	<b>3pc Bathroom</b>	<b>Upper</b>	<b>8`11" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 4`11"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`8" x 10`8"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`11" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`5" x 13`8"</b>

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**









