



THE
A-TEAM

**RE/MAX
FIRST**

69 SADDLECREEK Terrace, Calgary T3J 4A6

MLS®#: **A2178149**

Area: **Saddle Ridge**

Listing Date: **11/08/24**

List Price: **\$624,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar: **3,541 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,431**
Low Sqft:
Ttl Sqft: **1,431**

DOM

13
Layout
Beds: **4 (3 1)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Garden,Interior Lot,Level,Standard Shaped Lot,Private,Rectangular Lot,See Remarks**

Park Feat: **Covered,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

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

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Pantry**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|
| Kitchen | Main | 11`3" x 13`9" |
| Living Room | Main | 10`3" x 15`4" |
| 4pc Bathroom | Second | 4`11" x 7`11" |
| Bedroom - Primary | Second | 17`7" x 11`11" |
| Bedroom | Second | 10`2" x 8`11" |
| Bedroom | Basement | 9`8" x 12`10" |

| Room | Level | Dimensions |
|-------------------------|-----------------|------------------------|
| Dining Room | Main | 11`9" x 13`9" |
| 2pc Bathroom | Main | 5`5" x 5`1" |
| 4pc Ensuite bath | Second | 4`11" x 7`9" |
| Bedroom | Second | 10`2" x 8`11" |
| 2pc Bathroom | Basement | 4`10" x 6`1" |
| Game Room | Basement | 21`10" x 12`10" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

9911934

Remarks

Pub Rmks:

****OPEN HOUSE SATURDAY NOVEMBER 16TH 2PM TO 5PM AND SUNDAY NOVEMBER 17TH 1PM TO 4PM** HERE'S YOUR CHANCE TO HAVE POSITIVE EQUITY ON THE BUY! Welcome to 69 Saddlecreek Terrace NE! Close enough to the train station for easy access WITHOUT all of the noise! A short walk from all the shopping you can do, and easy access to all the major arteries like Stoney Trail, Airport Trail, Metis Trail, and Deerfoot Trail. The location doesn't get better than this! With a total of 4 bedrooms and 3 full and 2 half bathrooms, this is the PERFECT family home! Also featuring a front-attached double garage, this spacious home offers over 2000 sqft of total livable space. Step into a main floor with lots of natural light, perfect for entertaining with a cozy family room, dining area, and a well-appointed kitchen with modern appliances, ample cabinetry, and a convenient center island. Upstairs, you'll find 3 generously sized bedrooms, including a serene primary suite with a walk-in closet and a private ensuite bathroom. The additional bedrooms share a well-designed main bath. The basement is ready for your personal touch and has plenty of potential for additional living space or a recreation room outside of the already-built bedroom and half bathroom. Outside, enjoy a fenced backyard that's perfect for summer BBQs and family gatherings. Situated close to schools, parks, shopping, and transit, this home in Saddleridge combines convenience with a warm, family-friendly neighbourhood. Don't miss this fantastic opportunity - book your showing today!**

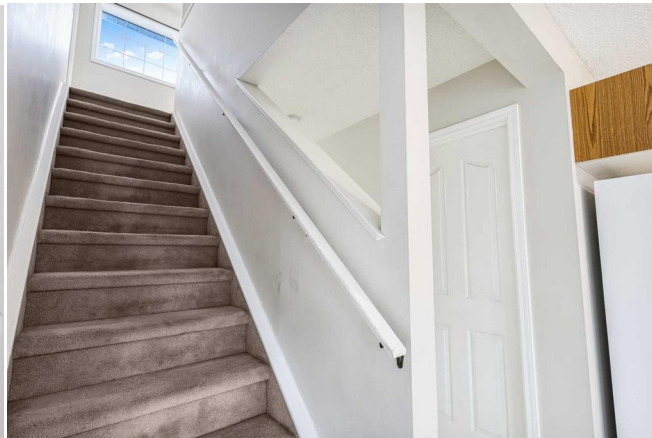
Inclusions:
Property Listed By:

N/A
Real Broker

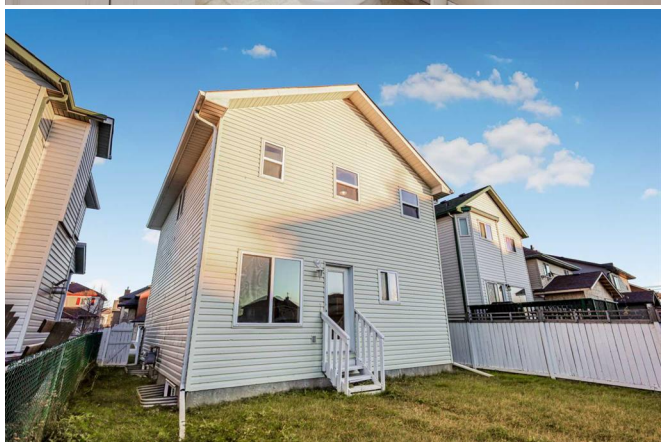
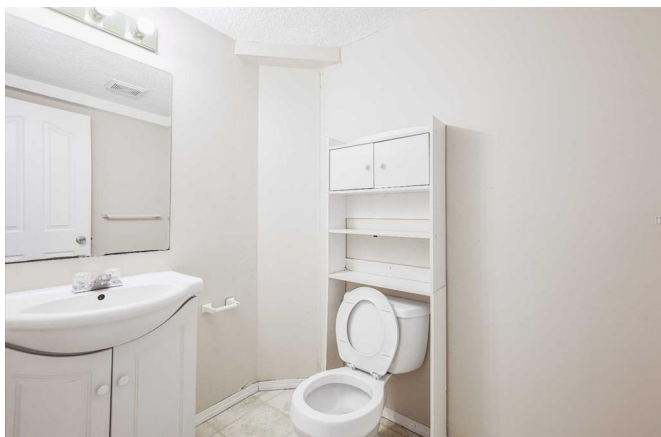
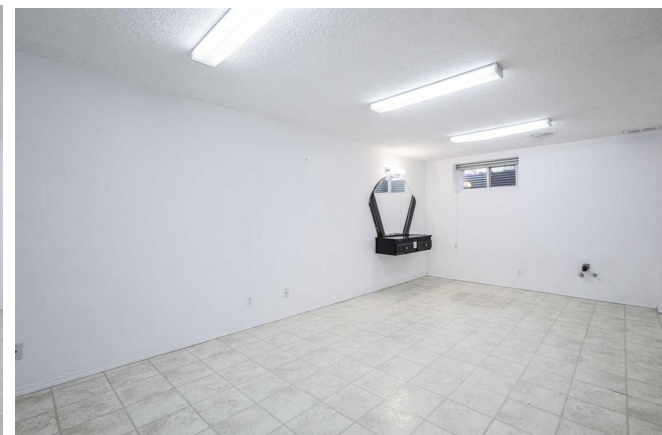
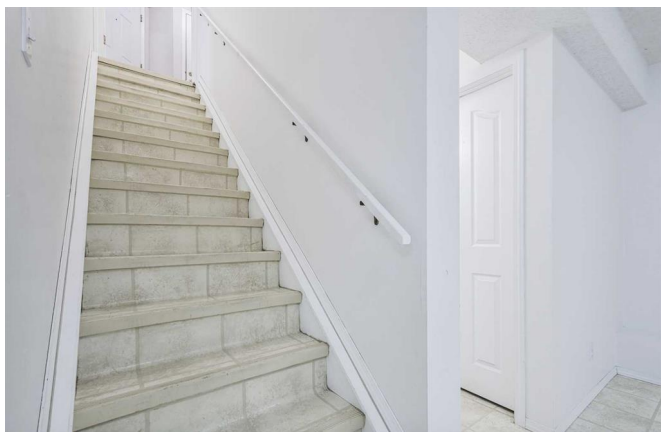
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











69 Saddlecreek Terrace NE, Calgary, AB

Main Floor Exterior Area 719.47 sq ft
Interior Area 626.23 sq ft
Excluded Area 291.30 sq ft



PREPARED: 2024/11/07



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

69 Saddlecreek Terrace NE, Calgary, AB

2nd Floor Exterior Area 718.68 sq ft
Interior Area 670.58 sq ft



PREPARED: 2024/11/07



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69 Saddlecreek Terrace NE, Calgary, AB

Basement (Below Grade) Exterior Area 654.28 sq ft
Interior Area 597.76 sq ft



PREPARED: 2024/11/07



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