



THE
A-TEAM

**RE/MAX
FIRST**

122 SADDLECREST Landing, Calgary T3J 5N7

MLS®#: **A2178771** Area: **Saddle Ridge** Listing Date: **11/12/24** List Price: **\$939,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **644 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Interior Lot,Landscaped**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **2,026**
 Low Sqft:
 Ttl Sqft: **2,026**

DOM

21
Layout
 Beds: **6 (4 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Garden,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Range,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked**
 Int Feat: **Bar,Central Vacuum,Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	13`9" x 10`10"	Walk-In Closet	Upper	8`9" x 7`7"
3pc Ensuite bath	Upper	9`4" x 4`11"	Bedroom - Primary	Upper	11`0" x 9`0"
Walk-In Closet	Upper	4`7" x 3`11"	3pc Ensuite bath	Upper	8`6" x 4`10"
Bedroom	Upper	9`9" x 9`0"	Bedroom	Upper	11`1" x 8`6"
Walk-In Closet	Upper	3`4" x 4`9"	3pc Bathroom	Upper	9`8" x 4`10"
Bonus Room	Upper	12`9" x 12`8"	Kitchen	Main	14`0" x 9`7"

Dining Room	Main	7`11" x 9`5"	Living Room	Main	12`5" x 18`8"
Family Room	Main	14`4" x 17`4"	3pc Bathroom	Main	5`8" x 8`8"
Laundry	Main	2`7" x 5`4"	Entrance	Main	5`0" x 10`4"
Kitchen With Eating Area	Basement	11`9" x 17`11"	Living Room	Basement	12`0" x 10`3"
Bedroom	Basement	9`9" x 12`1"	Bedroom	Basement	8`4" x 11`7"
3pc Bathroom	Basement	9`4" x 4`10"	Furnace/Utility Room	Basement	7`3" x 6`11"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **0513668**

Remarks

Pub Rmks: **122 Saddlecrest Landing - welcomes you to this FULLY RENOVATED ESTATE HOME, in a quiet cul d sac in front of green space with one of the LARGEST LOTS in the area. This 6 BEDROOM 5 BATH home comes fully renovated from the outside & inside including shingles/soffit/fascia/gutters/siding/fence & landscaping/ new FURNACE/ new HOT WATER TANK, lighting/plumbing/kitchens/flooring/appliances EVERYTHING IS NEW, SMELLS AND FEELS LIKE A SHOWHOME!! The main floor welcomes you with a family room , full bath , laundry , kitchen & dining room along with a large living area with an electric fireplace. The curved staircase will take you up to the second floor were you will find 4 bedrooms including 2 large master ensuites with large walk in closets and custom MDF feature walls, a beautiful bonus room to relax and watch movies. The fully finished 2 bedroom ILLEGAL suite is complete with a separate entrance, laundry & living room. This whole home was renovated by a professional company who takes pride in all their projects. ALL NEW APPLIANCES UPSTAIRS & BASEMENT, FULLY FINISHED GARAGE , THIS HOME IS A MUST SEE AND WONT LAST!!**

Inclusions: **N/A**
 Property Listed By: **Real Broker**

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













