



THE
A-TEAM

**RE/MAX
FIRST**

69 SADDLEHORN Crescent, Calgary T3J4M3

MLS®#: **A2179144**

Area: **Saddle Ridge**

Listing Date: **11/14/24**

List Price: **\$615,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **3,250 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Level,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

37
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|----------|----------------|
| Dining Room | Main | 10`1" x 8`4" |
| Kitchen | Main | 11`4" x 9`8" |
| Bedroom - Primary | Upper | 12`5" x 10`11" |
| Bedroom | Upper | 11`11" x 9`8" |
| Kitchen With Eating Area | Basement | 12`8" x 11`2" |
| 4pc Bathroom | Upper | 8`5" x 4`11" |

| Room | Level | Dimensions |
|------------------|----------|---------------|
| Living Room | Main | 16`2" x 10`5" |
| Laundry | Main | 5`6" x 2`11" |
| Bedroom | Upper | 11`4" x 9`4" |
| Bedroom | Basement | 12`8" x 10`1" |
| 2pc Bathroom | Main | 5`11" x 5`6" |
| 4pc Ensuite bath | Basement | 8`6" x 6`11" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0012682

Zoning:
R-G

Remarks

Pub Rmks:

OPEN HOUSE 1-4 PM SATURDAY & SUNDAY. Welcome to 69 Saddlehorn Crescent NE, a beautifully maintained family home located in the desirable community of Saddle Ridge, Calgary. This inviting property offers an exceptional combination of modern living, spacious interiors, and a prime location with close proximity to schools, parks, shopping, and public transportation. With Total of 4 bedrooms, 2.5 bathrooms, and an open-concept layout, this home is perfect for starter families or those who love to entertain. Home layout describes Spacious living and dining areas with large windows, allowing plenty of natural light. 3 bedroom and a full bath upstairs and a comfortable family room with gas fireplace, ideal for relaxing with family or guests. Basement offers you a support to mortgage as it comes with 1 bedroom illegal suite with separate entrance having a door to outside through double attached garage. Additional storage space in the basement for all your belongings. Fully fenced backyard with a large deck, perfect for BBQs, outdoor dining, and relaxing. Well-maintained front and backyard with tree, shrubs, and plenty of curb appeal. Room for additional parking in the double attached garage and driveway. This house is Situated in the family-friendly neighborhood of Saddle Ridge, with nearby parks, playgrounds, and schools. Minutes away from major retail hubs such as Savanna plaza, Train station, Lake and Bus stop. 15 minutes away from Airport, Easy Access to Airport trail and Stoney Trail. Book your showing today.

Inclusions:
Property Listed By:

none
Royal LePage METRO

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









