



THE
A-TEAM

**RE/MAX
FIRST**

47 SADDLEBACK Way, Calgary T3J4K4

MLS®#: **A2179686**

Area: **Saddle Ridge**

Listing Date: **11/18/24**

List Price: **\$613,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar: **3,810 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,682**
Low Sqft:
Ttl Sqft: **1,682**

DOM

65
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Dog Run Fenced In,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **See Remarks**
Int Feat: **Granite Counters,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`7" x 8`5"	Living Room	Main	16`10" x 11`5"
Kitchen	Main	14`2" x 11`3"	Dining Room	Main	13`0" x 5`7"
2pc Bathroom	Main	5`3" x 4`11"	Laundry	Main	5`1" x 5`0"
Sunroom/Solarium	Main	9`7" x 5`3"	Bedroom - Primary	Second	17`0" x 11`5"
4pc Ensuite bath	Second	9`0" x 5`2"	Family Room	Second	16`3" x 11`11"
Bedroom	Second	14`5" x 10`8"	Bedroom	Second	14`4" x 11`11"
4pc Bathroom	Second	8`8" x 5`0"	Bedroom	Basement	18`10" x 12`2"
Family Room	Basement	12`6" x 9`5"	Furnace/Utility Room	Basement	17`1" x 11`10"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1N**
 Legal Desc: **0010372**

Remarks

Pub Rmks: **EXCELLENT LOCATION! few minutes walk to SADDLETOWN LRT Station and # 23 BUSES . DON'T MISS this 3 BEDROOM, 2 and Half WASHROOMS ,2 STOREY home with FULLY FINISHED BASEMENT and DOUBLE ATTACHED GARAGE located in HEART of SADDLE RIDGE. This beautiful, bright, with 9 FOOT knockdown CEILINGS, open concept living room, dining room, and kitchen complete with GRANITE COUNTERTOPS, LARGE ISLAND, . Laundry room and 2 piece bathroom round out a very functional main floor layout. Upstairs is a bonus room featuring a gas fireplace, SPACIOUS PRIMARY BEDROOM with 4 piece ensuite and walk-in closet, 4 piece main bathroom, and 2 good sized additional bedrooms. The fully finished basement with a Large Bedroom or family recreation area. The deck has been converted to a SUNROOM AND THE yard is fully fenced. There some hail damage on the sidings , and might be on the roof Shingles as well.**

Inclusions: **N/A**
 Property Listed By: **URBAN-REALTY.ca**

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











