



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6113 SADDLEHORN Drive, Calgary T3J 4M5**

MLS®#: **A2179750**

Area: **Saddle Ridge**

Listing Date: **11/21/24**

List Price: **\$600,000**

Status: **Pending**

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: **4,014 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Level,Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**62**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Pantry,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`1" x 13`11"
Dining Room	Main	9`3" x 8`5"
Laundry	Main	6`1" x 5`0"
Bonus Room	Upper	16`11" x 13`6"
3pc Ensuite bath	Upper	10`2" x 5`3"
Bedroom	Upper	10`11" x 8`11"

Room	Level	Dimensions
Kitchen	Main	9`0" x 8`8"
Foyer	Main	6`4" x 5`7"
2pc Bathroom	Main	4`11" x 4`1"
Bedroom - Primary	Upper	12`5" x 11`4"
Bedroom	Upper	12`5" x 8`5"
3pc Bathroom	Upper	9`2" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0012136**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**This fantastic 2-storey family home offers over 1,619 SQFT of developed living space, perfect for a growing family! The main level features an open floor plan with a well-appointed kitchen showcasing stainless steel appliances and a corner pantry. The inviting living room is ideal for entertaining with a cozy wood-burning fireplace. A spacious dining area and a convenient mudroom/laundry room cater perfectly to the needs of a busy family. Upstairs, the primary bedroom is a relaxing retreat, with large windows that flood the space with natural light and a private 3-piece ensuite. Two additional bedrooms and a generous bonus room are accompanied by a 3-piece bathroom, completing the upper floor. The basement, with roughed-in plumbing, is ready for your creative vision and can be transformed to meet your family's unique needs. Step outside to a sunny south-facing backyard, perfect for gatherings with its newer maintenance-free deck and firepit, ideal for summer entertaining. This home has been meticulously maintained by the original owner and boasts numerous updates, including new windows, modern laminate flooring, a new hot water tank, an updated front door, and more. Nestled in the family-friendly community of Saddleridge, this property is close to schools, parks, LRT, shopping, and essential amenities. Offering exceptional value, this home is a must-see. Don't miss out—book your viewing today or take a virtual tour through our 3D showcase!**

Inclusions:  
Property Listed By:

**fire pit, pool table and accessories, shed and vacuum system 'as is  
eXp Realty**

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







