



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

Access:

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

DOM

30
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







