



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**65 SADDLEBACK Road, Calgary T3J 4K5**

MLS® #: **A2180384**

Area: **Saddle Ridge**

Listing Date: **11/20/24**

List Price: **\$678,786**

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: **3,315 sqft**  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **1,149**  
Low Sqft:  
Ttl Sqft: **1,149**

**Other**  
**Double Garage Attached, Garage Door Opener**

DOM

**31**

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Refrigerator**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`3" x 13`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 10`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 5`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>15`9" x 12`5"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>9`1" x 5`10"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Second</b>	<b>8`11" x 12`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`11"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>9`11" x 9`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 12`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`8" x 15`1"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0010372**

Zoning:  
**R-IN**

Remarks

Pub Rmks: **Fantastic entry level house on the market built by Excel homes! The house has a South Facing Backyard and is in EXCELLENT CONDITION, Freshly painted . Upon entry you will be welcomed to an open foyer which leads to a half bath, open kitchen with updated cabinets & spacious living room. The upper level is complete with a large master bedroom, additional 2 good size bedrooms and full bath. The lower level is fully finished with an open family room, 3 pc bath and laundry room. The exterior is in excellent condition with low maintenance landscaping. The home is located in excellent location which is a very short walk to the LRT, Saddle town circle, shopping ,school and Genesis centre. The home is a must see call today to view!**

Inclusions:  
Property Listed By: **n/a**  
**Real Estate Professionals Inc.**

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









