



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

**62**

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	Room	Level	Dimensions
Bedroom - Primary	Second	10`3" x 13`8"	Bedroom	Second	8`11" x 12`2"
Bedroom	Second	9`5" x 10`11"	4pc Bathroom	Second	4`11" x 8`11"
2pc Bathroom	Main	5`5" x 5`4"	Breakfast Nook	Main	9`11" x 9`5"
Foyer	Main	15`9" x 12`5"	Living Room	Main	14`1" x 12`0"
3pc Bathroom	Lower	9`1" x 5`10"	Game Room	Basement	14`8" x 15`1"

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**

















