



THE
A-TEAM

**RE/MAX
FIRST**

191 SADDLEBACK Road, Calgary T3J 4K6

MLS®#: **A2180611**

Area: **Saddle Ridge**

Listing Date: **11/23/24**

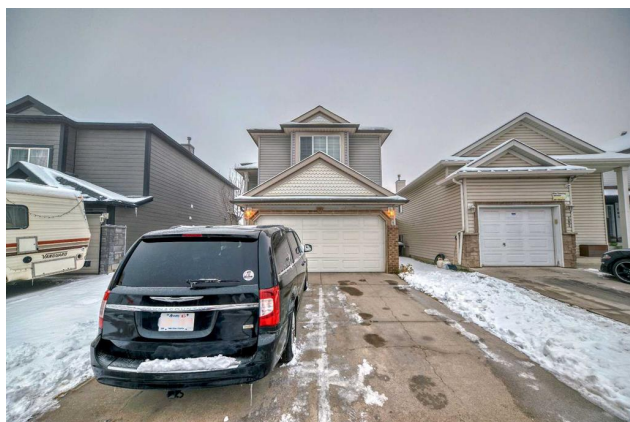
List Price: **\$649,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 09-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**
Lot Information
Lot Sz Ar: **3,595 sqft**
Lot Shape: **3274.79**

Finished Floor Area

Abv Sqft: **1,429**
Low Sqft:
Ttl Sqft: **1,429**

DOM

91
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,See Remarks**
Park Feat: **Double Garage Attached,Owned**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Double Vanity**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`1" x 13`2"
Kitchen	Main	11`1" x 9`7"
Entrance	Main	5`5" x 8`9"
Bedroom	Upper	11`3" x 11`4"
4pc Bathroom	Second	4`11" x 7`10"
Office	Basement	13`0" x 11`6"
Storage	Lower	9`7" x 12`5"

Room	Level	Dimensions
Dining Room	Main	10`11" x 8`10"
2pc Bathroom	Main	5`3" x 8`10"
Bedroom	Upper	11`4" x 10`0"
4pc Ensuite bath	Second	5`0" x 7`10"
Bedroom - Primary	Second	11`7" x 16`10"
Game Room	Basement	16`7" x 10`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0010372

Remarks

Pub Rmks: **Stunning Family Home for Sale. Welcome to 191 Saddleback, this neighborhood offers the perfect blend of convenience this house boasts a spacious three-bedroom, three-bathroom with a front double garage also has lots of street and back alley parking home is perfectly suited for growing families! Located in a prime area within walking distance to all amenities which is something considered to benefit a location , minute walk to the C-Train Station , shopping , schools, Genesis center and park/pounds ,this property offers the ultimate in convenience and accessibility. With a fully developed basement with one office easily converted to a bedroom, and a double-front garage, Main floor offers a bright open-concept living room and dining room, Kitchen features cabinetry, stainless steel appliances and a stylish Island with lots of storage, This This stunning property features a double-front Garage, new carpet, flooring, and fresh paint. The second floor comes with a large attached master bedroom and two other bedrooms. All bedrooms offer big windows that allow plenty of natural light. This home is a must-see. Please don't hesitate, as this Listing will not stay long!**

Inclusions:
Property Listed By: **n/a**
URBAN-REALTY.ca

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









