

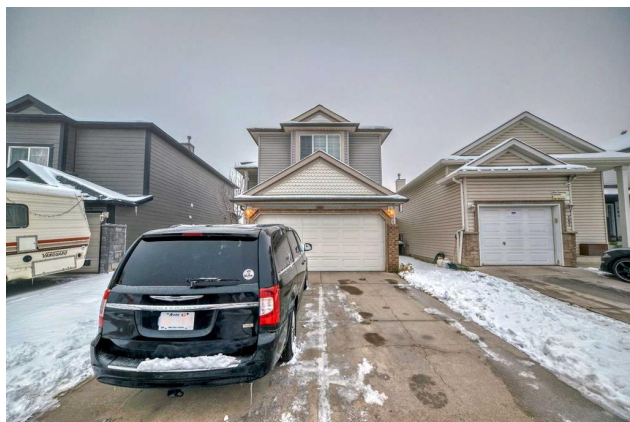


THE A-TEAM

RE/MAX FIRST

191 SADDLEBACK Road, Calgary T3J 4K6

MLS®#: **A2180611** Area: **Saddle Ridge** Listing Date: **11/23/24** List Price: **\$669,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2000** Abv Sqft: **1,429**
 Lot Information Low Sqft:
 Lot Sz Ar: **38,577 sqft** Ttl Sqft: **1,429**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,See Remarks**
 Park Feat: **Double Garage Attached,Owned**

DOM

60
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** Construction: **Brick,Vinyl Siding**
 Heating: **Fireplace Insert,Fireplace(s),Forced Air** Flooring: **Carpet,Laminate**
 Sewer: **Private Yard** Water Source:
 Ext Feat: **Private Yard** 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	Room	Level	Dimensions
Living Room	Main	12`1" x 13`2"	Dining Room	Main	10`11" x 8`10"
Kitchen	Main	11`1" x 9`7"	2pc Bathroom	Main	5`3" x 8`10"
Entrance	Main	5`5" x 8`9"	Bedroom	Upper	11`4" x 10`0"
Bedroom	Upper	11`3" x 11`4"	4pc Ensuite bath	Second	5`0" x 7`10"
4pc Bathroom	Second	4`11" x 7`10"	Bedroom - Primary	Second	11`7" x 16`10"
Office	Basement	13`0" x 11`6"	Game Room	Basement	16`7" x 10`3"
Storage	Lower	9`7" x 12`5"			

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









