



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**110 SADDLECREST Close, Calgary T3J 5B6**

MLS®#: **A2180618**

Area: **Saddle Ridge**

Listing Date: **11/22/24**

List Price: **\$749,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2003**

Lot Information

Lot Sz Ar: **3,681 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,046**  
Low Sqft:  
Ttl Sqft: **2,046**

DOM

**29**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Creek/River/Stream/Pond,Landscaped,Level,Private,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**  
Int Feat: **No Smoking Home,Pantry,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 4`5"
Kitchen	Main	11`6" x 10`10"
Living Room	Main	7`1" x 9`11"
4pc Bathroom	Second	5`1" x 10`2"
Bedroom	Second	9`10" x 13`10"
Family Room	Second	14`7" x 18`8"
3pc Bathroom	Basement	5`1" x 7`8"

Room	Level	Dimensions
Dining Room	Main	11`5" x 11`4"
Laundry	Main	7`1" x 9`11"
Office	Main	11`6" x 9`5"
4pc Ensuite bath	Second	12`2" x 8`6"
Bedroom	Second	10`3" x 13`6"
Bedroom - Primary	Second	14`9" x 12`0"
Bedroom	Basement	12`7" x 13`7"

**Bedroom**  
**Living Room**

**Basement**  
**Basement**

**10`8" x 11`7"**  
**10`11" x 12`5"**

**Kitchen**  
**Furnace/Utility Room**  
Legal/Tax/Financial

**Basement**  
**Basement**

**10`11" x 11`7"**  
**15`10" x 12`10"**

Title:  
**Fee Simple**  
Legal Desc:

**0311207**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**LOCATION, LOCATION - BACKING ONTO A TRANQUIL POND! This stunning two-storey home offers a private, sunny, west-facing backyard with breathtaking mountain views, all nestled on a quiet, family-friendly street. Conveniently located just minutes from schools, the LRT, and other amenities, this home exudes pride of ownership and features numerous upgrades throughout. The bright, open-concept main floor boasts a welcoming front foyer leading to a versatile flex room, a spacious kitchen with a corner pantry, tiled backsplash, and an oversized island with an eating bar. The adjacent dining nook opens to the backyard, making it perfect for barbecues. The main floor family room, complete with a cozy gas fireplace and tile surround, adds warmth and charm. Additional conveniences include a main floor laundry room. Upstairs, the luxurious primary suite features a walk-in closet and ensuite bathroom. A stunning bonus room with a unique barrel-vaulted entry, vaulted ceilings, Brazilian walnut hardwood floors, and a wall of large windows floods the space with natural light. The finished basement includes a separate entrance, offering 2 bedrooms, 1 bathroom, a full kitchen, and a family room—perfect for extended family or rental potential. A double attached front garage completes this incredible property. Don't miss this rare gem—book your showing today!**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

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













