



THE
A-TEAM

**RE/MAX
FIRST**

23 SADDLEBACK Way, Calgary T3J 4K4

MLS®#: **A2181069** Area: **Saddle Ridge** Listing Date: **11/28/24** List Price: **\$550,000**
 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: **3,455 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,150**
 Low Sqft:
 Ttl Sqft: **1,150**

DOM

23
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 5`2"
Foyer	Main	8`2" x 8`0"
Living Room	Main	14`6" x 12`2"
Bedroom	Upper	9`3" x 12`1"
Bedroom - Primary	Upper	10`1" x 13`5"
Den	Basement	7`7" x 13`7"
Furnace/Utility Room	Basement	6`4" x 11`8"

Room	Level	Dimensions
Dining Room	Main	8`11" x 8`6"
Kitchen	Main	9`11" x 10`2"
4pc Bathroom	Upper	4`11" x 8`10"
Bedroom	Upper	8`9" x 12`0"
3pc Bathroom	Basement	5`1" x 11`5"
Game Room	Basement	20`0" x 15`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0010372

Remarks

Pub Rmks: **Charming 3 Bedroom + DEN, FULLY FINISHED and freshly painted home that perfectly blends comfort and functionality! Step inside to a spacious Foyer that leads down the hallway to a Mudroom / Closet space and 2-pc Powder Room. The cozy Living Room w/ a bright window, anchored by a Gas Fireplace surrounded by built-ins, making it an ideal spot to unwind. The Vinyl Plank flooring flows through the Living and Dining areas, creating a stylish yet durable space for everyday living. This perfectly-equipped Kitchen boasts loads of counter & cupboard space, a tiled backsplash, and eat-up Island. Head upstairs to discover the Primary Bedroom, complete with a ceiling fan and blackout blinds for ultimate relaxation. Two additional Bedrooms, including one with durable Laminate flooring, and a fully Renovated 4pc Bathroom round out the upper level. Carpet graces the stairs, adding a touch of warmth and comfort as you head into the FULLY FINISHED Basement. The Lower Level offers versatility, featuring a versatile Den, carpeted floors, and a 3pc Bathroom with sleek Vinyl Plank flooring. Other notable updates include new windows (2020) and a fresh Front Door (2021), ensuring modern efficiency and curb appeal. Nestled in Saddle Ridge, this home also offers fantastic amenities and commuting options - nearby to Airport Trail and Stoney Trail. Don't miss the chance to call this inviting property home, reach out to your favorite Realtor to come view it today!**

Inclusions: **Attached Garage Shelves.**
Property Listed By: **RE/MAX First**

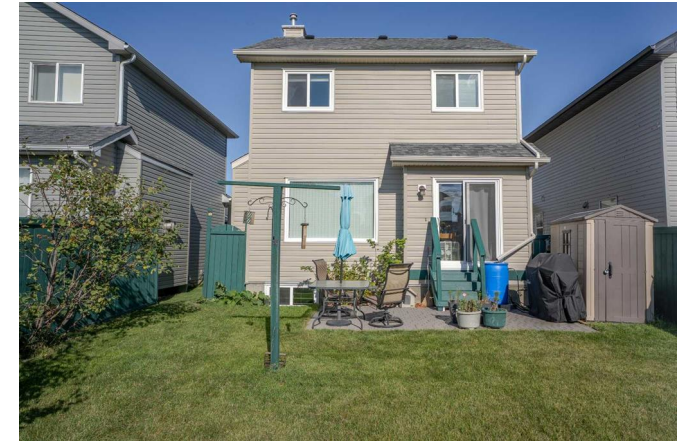
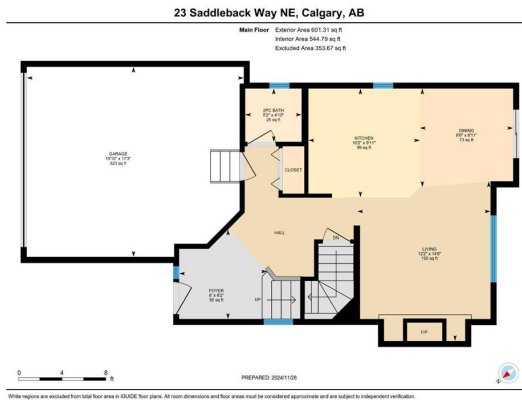
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



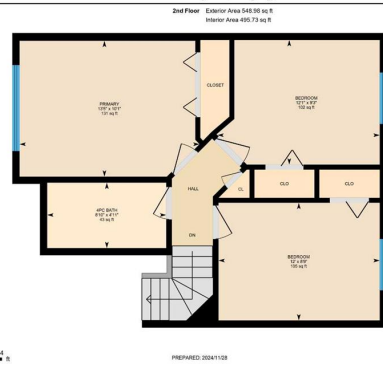








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