



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 SADDLEBROOK Place, Calgary T3J 5M3**

MLS®#: **A2181176**      Area: **Saddle Ridge**      Listing Date: **11/27/24**      List Price: **\$529,000**  
 Status: **Active**      County: **Calgary**      Change: **+\$29k, 08-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **2,755 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard**  
 Park Feat: **Alley Access,Off Street,On Street,Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,388**  
 Low Sqft:  
 Ttl Sqft: **1,388**

DOM

**24**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Garden,Playground,Private Entrance**  
 Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Gas Water Heater,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Chandelier,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`8" x 12`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`1" x 11`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 10`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 7`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`1" x 15`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 12`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 10`0"</b>	<b>3pc Bathroom</b>	<b>Upper</b>	<b>8`1" x 5`8"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>7`5" x 4`11"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0512147**

Zoning:  
**R-2M**

Remarks

Pub Rmks:

**Welcome to your dream home in the vibrant community of Saddle Ridge! This free hold semi-detached beauty offers over 1,300 sq. ft. of thoughtfully designed living space, featuring 3 spacious bedrooms, 2.5 bathrooms (2 full washrooms on upper floor, very rare to find!!), and a functional layout perfect for families or entertaining. From the warm, inviting interiors to the modern finishes, every detail is crafted for comfort and style. Nestled in a thriving neighborhood with schools, parks, and amenities just minutes away, this is an incredible opportunity to secure a home at a fantastic price. So many great upgrades like built in speaker system on the main floor and in master bedroom, Gazebo in backyard, U/G sprinklers at front yard just to name a few. Don't miss the Huge backyard that's fully fenced for the kids to run. Don't let this gem slip away—schedule your viewing today!**

Inclusions:  
Property Listed By:

**Front sprinkler system, Inbuilt ceiling speaker system, Gazebo  
eXp Realty**

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





