



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)**

Finished Floor Area

**Calgary**

Abv Sqft: **1,388**

Year Built: **2005**

Low Sqft:

Lot Information

Ttl Sqft: **1,388**

Lot Sz Ar: **2,755 sqft**

Lot Shape:

Access:

**Back Lane,Back Yard,Cul-De-Sac,Front Yard**

Lot Feat:

**Alley Access,Off Street,On Street,Parking Pad**

Park Feat:

DOM

**66**

Layout

Beds: **3 (3)**

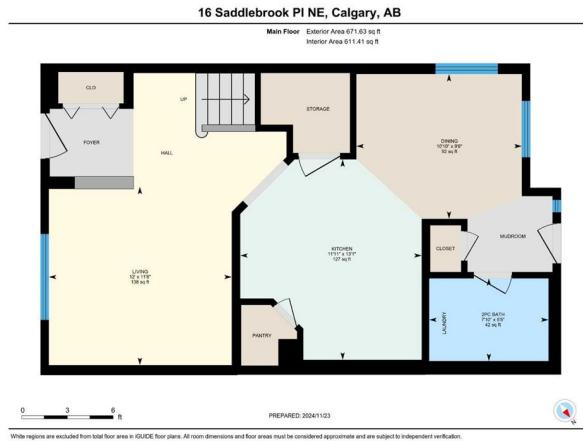
Baths: **2.5 (2 1)**

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
Living Room	Main	11'8" x 12'0"	Kitchen	Main	13'1" x 11'11"
Dining Room	Main	9'6" x 10'10"	2pc Bathroom	Main	5'5" x 7'10"
Bedroom - Primary	Upper	11'1" x 15'0"	Bedroom	Upper	9'3" x 12'10"
Bedroom	Upper	9'4" x 10'0"	3pc Bathroom	Upper	8'1" x 5'8"
3pc Ensuite bath	Upper	7'5" x 4'11"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-2M**

**0512147**

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**

