



THE
A-TEAM

**RE/MAX
FIRST**

127 SADDLEPEACE Manor, Calgary T3J 2H9

MLS®#: **A2181510**

Area: **Saddle Ridge**

Listing Date: **11/29/24**

List Price: **\$1,199,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,294 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,125**

Low Sqft:

Ttl Sqft: **3,125**

DOM

34

Layout

Beds: **7 (4 3)**

Baths: **6.0 (6 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **City Lot,Cul-De-Sac,Interior Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Standard**

Sewer:

Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction:

Concrete,Stone,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Electric Range,Gas Cooktop,Microwave,Refrigerator

Int Feat:

High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	8`0" x 4`11"
Dining Room	Main	14`3" x 15`5"
Spice Kitchen	Main	8`7" x 9`4"
Living Room	Main	13`8" x 22`8"
3pc Ensuite bath	Second	4`10" x 8`5"
5pc Ensuite bath	Second	11`5" x 9`6"
Bedroom	Second	9`11" x 11`5"

Room	Level	Dimensions
Den	Main	10`11" x 11`9"
Other	Main	18`0" x 25`11"
Kitchen	Main	12`6" x 22`8"
Mud Room	Main	10`11" x 7`0"
4pc Bathroom	Second	5`0" x 8`5"
Bedroom	Second	9`11" x 10`11"
Laundry	Second	7`1" x 7`11"

Loft
Walk-In Closet
4pc Bathroom
Bedroom
Bedroom
Kitchen
Furnace/Utility Room

Second 14`7" x 12`6"
Second 11`5" x 6`10"
Basement 9`2" x 4`11"
Basement 9`3" x 10`10"
Basement 9`3" x 10`2"
Basement 5`4" x 14`9"
Basement 10`4" x 8`10"

Bedroom - Primary
Bedroom
4pc Bathroom
Bedroom
Kitchen
Game Room

Second 13`1" x 20`6"
Second 12`8" x 16`0"
Basement 9`2" x 5`0"
Basement 9`2" x 11`10"
Basement 14`2" x 19`0"
Basement 12`1" x 23`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2111058

Remarks

Pub Rmks:

DON'T MISS THIS INCREDIBLE OPPORTUNITY TO OWN A LUXURIOUS MANSION WITH MULTIPLE MORTGAGE HELPERS - INCLUDING 2 ILLEGAL SUITES! Located in Saddle Ridge near Gobind Sarvar Private School, this stunning property offers over 4200 SQ FT OF LIVING SPACE with 8 BEDROOMS & 6 FULL BATHS. The main floor welcomes you with a grand foyer featuring HIGH CEILINGS, leading to a LIVING ROOM, FAMILY ROOM, DINING AREA, and a KITCHEN equipped with new stainless steel appliances, QUARTZ COUNTERTOPS, and a SPICE KITCHEN. A MAIN FLOOR BEDROOM & FULL BATHROOM make this home ideal for families with elderly members or multi-generational living. The upper level features 4 BEDROOMS AND 3 FULL BATHROOMS, including 2 MASTER SUITES WITH ENSUITES & WALK-IN CLOSETS. The GRAND MASTER boasts TRAY CEILINGS and a 5-PC ENSUITE, while the secondary master showcases a FEATURE WALL, VAULTED CEILINGS, and a 4-PC ENSUITE. A BONUS ROOM and UPPER FLOOR LAUNDRY add to the convenience. The WALK-UP BASEMENT is a key highlight, offering 2 ILLEGAL SUITES: a 2-BEDROOM SUITE and a 1-BEDROOM SUITE, each with its own kitchen, living area, and full bath, providing excellent rental income potential. Additional features include FEATURE WALLS, HIGH CEILINGS, AND VAULTED CEILINGS throughout. This BRAND NEW HOME is situated in a prime location with easy access to Metis Trail NE, 80 Ave NE, and 88 Ave NE. AN UNMATCHED VALUE IN A FANTASTIC NEIGHBORHOOD! Select images have been altered.

Inclusions:
Property Listed By:

N/A
URBAN-REALTY.ca

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













