



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**145 SADDLECREST Circle, Calgary T3J0K4**

MLS®#: **A2181704**      Area: **Saddle Ridge**      Listing Date: **12/01/24**      List Price: **\$1,125,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **3,724 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,855**  
 Low Sqft:  
 Ttl Sqft: **2,855**

DOM

**20**  
Layout  
 Beds: **8 (5 3 )**  
 Baths: **6.0 (6 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Interior Lot, Street Lighting, Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Cooktop, Oven-Built-In**  
 Int Feat: **Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	21`5" x 20`1"	Family Room	Main	16`0" x 15`11"
Kitchen	Main	17`0" x 12`1"	Spice Kitchen	Main	8`2" x 4`11"
Bedroom	Main	11`11" x 9`0"	3pc Bathroom	Main	8`0" x 4`11"
Foyer	Main	8`3" x 6`7"	Bedroom - Primary	Upper	15`7" x 15`1"
Bedroom	Upper	16`4" x 13`10"	Bedroom	Upper	12`6" x 9`11"
Bedroom	Upper	12`6" x 8`6"	Bonus Room	Upper	26`9" x 20`10"
Laundry	Upper	6`9" x 5`2"	Walk-In Closet	Upper	11`3" x 4`11"

5pc Ensuite bath  
 4pc Bathroom  
 Bedroom  
 4pc Bathroom  
 Bedroom

Upper  
 Upper  
 Suite  
 Suite  
 Basement

12`6" x 8`6"  
 7`7" x 5`11"  
 9`10" x 8`10"  
 8`0" x 4`11"  
 10`7" x 10`5"

4pc Ensuite bath  
 Bedroom  
 Family Room  
 Kitchen  
 3pc Ensuite bath

Upper  
 Suite  
 Suite  
 Suite  
 Basement

13`4" x 8`4"  
 9`11" x 8`10"  
 14`11" x 9`11"  
 11`1" x 9`11"  
 7`6" x 5`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**2010633**

Zoning:  
**R-G**

Remarks

Pub Rmks: **This spacious 2850 sqft two-storey home offers the perfect blend of luxury and functionality, featuring a total of 8 bedrooms and 6 bathrooms, making it ideal for large families or investment property. The chance to own this beautifully designed highly upgraded home. The main floor boasts a bright and open layout with a welcoming living room and dining room, The family room includes a cozy gas fireplace. The gourmet kitchen, complete with modern appliances, ample storage, and a convenient spice kitchen for extra cooking space. Upstairs, you'll find two master bedrooms, both offering private retreats, plus two additional bedrooms and a bonus room. The fully developed basement features a two-bedroom legal suite with a separate entrance, providing excellent rental income potential and also includes a designated space for the homeowner, complete with a full bathroom and wet bar. This home is ideally located in a sought-after neighborhood, providing access to excellent amenities, schools, and parks. With its spacious layout, modern finishes, and income-generating potential, this home is an exceptional opportunity.**

Inclusions:  
 Property Listed By:

**None**  
**RE/MAX Real Estate (Central)**

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











