



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

52
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** Construction: **Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas**
 Sewer: Flooring: **Carpet, Hardwood, Tile, Vinyl Plank**
 Ext Feat: **None** 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 **Upper** **12`6" x 8`6"**
4pc Bathroom **Upper** **7`7" x 5`11"**
Bedroom **Suite** **9`10" x 8`10"**
4pc Bathroom **Suite** **8`0" x 4`11"**
Bedroom **Basement** **10`7" x 10`5"**

Legal/Tax/Financial

4pc Ensuite bath **Upper** **13`4" x 8`4"**
Bedroom **Suite** **9`11" x 8`10"**
Family Room **Suite** **14`11" x 9`11"**
Kitchen **Suite** **11`1" x 9`11"**
3pc Ensuite bath **Basement** **7`6" x 5`0"**

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **2010633**

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: **None**
 Property Listed By: **RE/MAX Real Estate (Central)**

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











