



THE
A-TEAM

**RE/MAX
FIRST**

234 SADDLEBROOK Way, Calgary T3J0B4

MLS®#: **A2181912** Area: **Saddle Ridge** Listing **12/02/24** List Price: **\$615,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 23-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2006** Abv Sqft: **1,481**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,272 sqft** Ttl Sqft: **1,481**
 Lot Shape:

DOM

61
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	14`5" x 13`2"	Bedroom	Second	10`3" x 9`6"
Bedroom	Second	11`9" x 9`1"	Bedroom	Basement	12`2" x 11`1"
Living Room	Main	14`5" x 11`11"	Kitchen	Main	12`1" x 9`10"
Dining Room	Main	14`8" x 9`6"	Den	Basement	11`0" x 10`8"
Laundry	Second	5`6" x 26`3"	2pc Bathroom	Main	7`5" x 29`6"

**3pc Ensuite bath
4pc Bathroom**

**Second
Basement**

**8`2" x 5`4"
6`3" x 5`5"**

4pc Bathroom

Second

7`11" x 6`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0610548

Zoning:
R-G

Remarks

Pub Rmks: **2 storey home in the community of saddle ridge to call it home. Open concept design with hardwood floors through out main floor, modern kitchen with maple cappuccino cabinets and center island for breakfast, stainless steel appliances. Upper level has the large master bedroom with the 3 pcs ensuite and walk in closet, 2 kids bedrooms and a 4 pcs bathroom. Fully developed basement which can easily be suited to help in the mortgage. Basement has one extra bedroom with walk in closet and full washroom. 8X10 deck for enjoying summers and BBQ. Double detach garage and back lane for parking .Google nest to control the temp of the house and efficiency. House is close to bus, schools and shopping near by. Separate entrance to the basement and illegal suite in the basement will be finished in next 2 weeks. Located in the quite cul de sac, easy to show**

Inclusions: **None**
Property Listed By: **Five Star Realty**

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













