

## 234 SADDLEBROOK Way, Calgary T3J0B4

MLS®#: A2181912 Saddle Ridge Listing 12/02/24 List Price: **\$650,000** Area: Date:

Status: Active County: Calgary Change: None Association: Fort McMurray



**General Information** 

Residential Prop Type: Sub Type: Detached

City/Town: Calgary Finished Floor Area 2006 Year Built: Abv Saft:

**Lot Information** Low Sqft:

Lot Sz Ar: 3,272 sqft Ttl Sqft: 1,481

Lot Shape:

Access: **Back Yard** Lot Feat:

Park Feat: **Double Garage Detached** 

**Asphalt Shingle** Roof:

Heating: Forced Air, Natural Gas Sewer:

Ext Feat: **Private Yard** 

Water Source: Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Int Feat: See Remarks

**Utilities:** 

DOM 19

1,481

**Layout** 

4 (3 1 ) Beds: 3.5 (3 1) Baths:

2 Storey

Style:

<u>Parking</u>

Ttl Park: 2 Garage Sz: 2

**Utilities and Features** 

Construction: **Vinyl Siding** Flooring:

Carpet, Ceramic Tile, Hardwood

## **Room Information**

Room	<u>Level</u>	<u>Dimensions</u>	Room	<u>Level</u>	<u>Dimensions</u>
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	Second	8`2" x 5`4"	4pc Bathroom	Second	7`11" x 6`6"
4pc Bathroom	Basement	6`3" x 5`5"			

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: 0610548

Remarks

Nem

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. 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. Located in the quite cul de sac, easy to show

Inclusions: None

Pub Rmks:

Property Listed By: Five Star Realty

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





























