

Finished Floor Area

2,533

2.533

Abv Saft:

Low Sqft:

Ttl Sqft:

## 126 SADDLESTONE Park, Calgary T3J0Z5

List Price: \$924,900 MLS®#: A2182303 Area: Saddle Ridge Listing 12/06/24

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

**General Information** 

Prop Type: Residential Sub Type: **Detached** 

Year Built: 2018 Lot Information

Lot Shape:

City/Town: Calgary

Lot Sz Ar:

Date:

Access: Lot Feat:

Back Yard, Rectangular Lot Park Feat: **Double Garage Attached** 

3,476 sqft

DOM

57 Layout

Beds: 7 (5 2 ) 5.0 (4 2) Baths: 3 Storey

Style:

<u>Parking</u>

Ttl Park: 4 2 Garage Sz:

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Fireplace(s),Forced Air Concrete, Vinyl Siding Sewer:

Flooring: Ext Feat: Balcony, BBQ gas line, Garden, Storage Carpet, Hardwood Water Source: Fnd/Bsmt:

**Poured Concrete** Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer

Kitchen Appl: **Breakfast Bar** Int Feat:

**Utilities:** 

Room Information

Level Room **Dimensions** Room Level **Dimensions Bedroom - Primary** Second 13`0" x 12`1" Walk-In Closet Second

5`10" x 5`4" 4pc Ensuite bath 12`6" x 5`6" 12`5" x 12`4" Second **Bedroom - Primary** Second Walk-In Closet Second 6`1" x 4`2" 3pc Ensuite bath Second 8`7" x 4`11" 12`5" x 10`0" Bedroom Second 11`10" x 10`1" Bedroom Second 3pc Bathroom Second 8`7" x 4`11" Laundry Second 6`6" x 5`11" 2pc Ensuite bath **Bedroom** Third 14`2" x 12`4" Third 5`4" x 4`10" Kitchen With Eating Area Main 12`2" x 11`7" Spice Kitchen Main 8`8" x 5`9"

**Entrance** Main 8`6" x 6`7" **Dining Room** Main 12`4" x 8`11" **Living Room** Main 13`4" x 10`8" **Family Room** 13`10" x 11`10" Main 2pc Bathroom Main 7`4" x 2`10" Kitchen With Eating Area Lower 18`2" x 11`9" 11`9" x 12`4" 13`5" x 9`4" Bedroom Lower **Bedroom** Lower 3pc Bathroom Lower 8`1" x 5`0" Furnace/Utility Room Lower 13`9" x 7`11"

Legal/Tax/Financial

Zoning:

Fee Simple R-G

Legal Desc: 1810957

Remarks

Pub Rmks: Welcome to this unique three storey house with a double front garage in the bustling community of Saddle ridge. This Genesis built 2018 house offers more than 3400 sq ft of living space. As you walk into the house you will be greeted with a spacious mudroom. Exploring further, two brightly lit living areas, a well sized spice kitchen, pantry, a main kitchen with all stainless steal appliances and granite countertops and a dining room will all be seen on the main floor. The first floor

consists of 2 brightly lit master bedrooms with ensuite bathrooms and walk-in closets, alongside 2 other spacious bedrooms and another bathroom. As you step onto the Third level, there is a large bedroom with a half washroom attached and a balcony which gives you a beautiful view. This house also includes an illegal suite with a separate side entrance of two bedrooms, a full washroom, separate laundry and a storage room in the basement. As you will move onto the backyard you will see a good sized yard with a big deck and a storage shed. The house will come with a security system which includes cameras and display units. This house has a great location as it is only a few steps away from the local parks, lakes and the shopping plazas. Schools, from elementary to high school, bus stands and the

train station are also at a close distance. Call your favorite realtor to book a showing today.

Inclusions: None

Title:

Property Listed By: MaxValue Realty Ltd.

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













