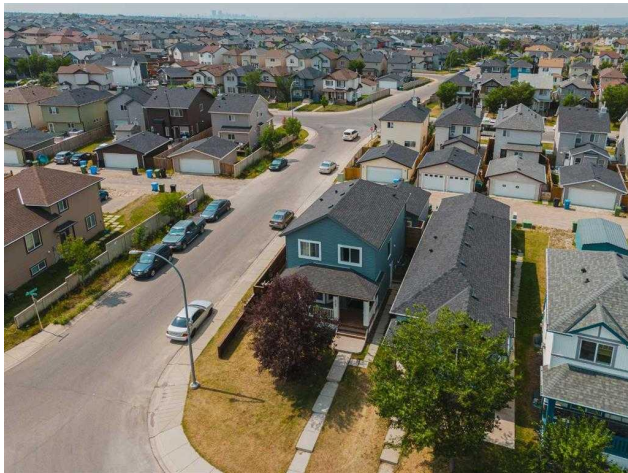


335 SADDLEBROOK Circle, Calgary T3J 0J9

MLS®#: **A2182579** Area: **Saddle Ridge** Listing Date: **12/06/24** List Price: **\$659,999**
 Status: **Pending** County: **Calgary** Change: **-\$8k, 06-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **4,025 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,639**
 Low Sqft:
 Ttl Sqft: **1,639**

DOM

47
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
 Int Feat: **Granite Counters,Kitchen Island,Pantry,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`6" x 4`5"	Dining Room	Main	11`11" x 12`5"
Pantry	Main	3`8" x 4`2"	Bedroom - Primary	Second	12`3" x 12`4"
Walk-In Closet	Second	5`10" x 7`6"	Laundry	Second	3`2" x 5`8"
Bedroom	Second	10`9" x 8`8"	Bedroom	Second	11`2" x 9`10"
4pc Ensuite bath	Second	8`3" x 8`4"	4pc Bathroom	Second	9`5" x 4`11"

Living Room
2pc Bathroom
3pc Bathroom
Kitchen

Main
Main
Basement
Basement

13`11" x 15`8"
5`0" x 5`3"
8`10" x 5`5"
2`2" x 9`2"

Kitchen
Bedroom
Family Room
Laundry

Legal/Tax/Financial

Main
Basement
Basement
Basement

9`0" x 13`8"
13`3" x 17`5"
12`10" x 13`4"
3`5" x 2`11"

Title:
Fee Simple
Legal Desc:

0812837

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to your new home in Saddleridge. This Shane built corner lot property offers 1,640 sq ft of well designed living space, perfectly suited for families or investors. Conveniently located close to elementary schools, shopping, the Genesis Centre, and just a minute's walk to a bus stop, this home combines comfort with accessibility. Begin your day on the charming east facing front veranda, ideal for morning coffee. Inside, a spacious entrance leads to a welcoming living room featuring a gas fireplace with a tile surround, seamlessly connecting to a formal dining room. At the back of the home, you will find a well equipped kitchen with ample maple cabinetry, a central island, and a corner pantry, alongside a bright breakfast nook with access to the deck and oversized garage. Upstairs, the master suite boasts a custom walk in closet and a luxurious ensuite with a soaker tub and separate shower. Two additional bedrooms, a full bathroom, and a convenient upper level laundry complete the space. The finished basement, with a separate entrance, features an illegal suite that includes a bedroom, bathroom, kitchen, and family room offering excellent rental or multi generational living potential. The corner lot is adorned with mature tree and provides plenty of parking. This Saddleridge property is a blend of comfort, convenience, and investment potential, book your showing today.

Inclusions:
Property Listed By:

N/A
eXp Realty

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

