



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**234 SADDLEBROOK CIRCLE NE , Calgary T3J 0K2**

MLS®#: **A2182645**

Area: **Saddle Ridge**

Listing Date: **12/07/24**

List Price: **\$644,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2009**

Finished Floor Area

Abv Sqft: **1,723**  
Low Sqft:  
Ttl Sqft: **1,723**

DOM

**14**  
Layout  
Beds: **6 (4 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,272 sqft**  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **None**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,Walk-In Closet(s)**  
Utilities:

Room Information

Room  
**2pc Bathroom**

Level  
**Main**

Dimensions  
**16`9" x 16`9"**

Room  
**Dining Room**

Level  
**Main**

Dimensions  
**23`4" x 46`11"**

