

234 SADDLEBROOK CIRCLE NE, Calgary T3J 0K2

Saddle Ridge Listing 12/07/24 List Price: **\$644,999** MLS®#: A2182645 Area:

Status: **Pending** County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Detached

City/Town: 2009 Year Built:

Lot Information Lot Sz Ar:

Lot Shape:

Calgary

3,272 sqft

Access:

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

DOM

14 <u>Layout</u>

Beds: 6 (42) 3.5 (3 1) Baths: 2 Storey

Style:

Parking

Ttl Park: 2

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Forced Air, Natural Gas

Heating: Sewer:

Ext Feat: **Private Entrance** Construction:

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood, Vinyl Plank

Finished Floor Area

1,723

1,723

Abv Saft:

Low Sqft:

Ttl Sqft:

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

Level Level Dimensions Room Dimensions Room 2pc Bathroom Main 16`9" x 16`9" **Dining Room** Main 23`4" x 46`11"

Family Room Kitchen 4pc Bathroom Bedroom Bedroom Walk-In Closet Bedroom	Main Main Second Second Second Second Basement	43`4" x 43`4" 54`9" x 29`11" 28`10" x 13`6" 40`0" x 34`5" 28`3" x 35`1" 28`10" x 17`9" 29`10" x 36`1"	Foyer Living Room 4pc Ensuite bath Bedroom Bedroom - Primary 3pc Bathroom Bedroom	Main Main Second Second Second Basement Basement	23`11" x 27`7" 33`2" x 41`0" 28`10" x 30`6" 28`6" x 42`4" 39`4" x 49`10" 31`10" x 13`6" 38`9" x 41`8"
Kitchen	Basement	23`4" x 36`5"	Living Room	Basement	33`2" x 44`7"
Richen	basement	25 4 X 30 3	Legal/Tax/Financial	Dasement	33 Z X 44 /
Title:		Zoning:			
Fee Simple		R-1N			
Legal Desc:	0812837				
			Remarks		
Pub Rmks:	Welcome to this spacious 2 story home in the vibrant community of Saddlebrook, NE Calgary, With almost 1800 sq. ft. of living space and a thoughtfully designed layout, this property is perfect for families or investors. The main floor features two living areas, offering ample space for relaxation and entertaining. The well appointed kitchen and dining area lead to a deck in the backyard, ideal for summer gatherings. Upstairs, you will find 4 generously sized bedrooms, ensuring comfort for the entire family. The home also includes a fully finished 2 bedroom basement, complete with a kitchen, bathroom, and separate side entrance, making it a great mortgage helper or additional living space. Built in 2009, this property combines modern conveniences with a prime location close to schools, parks, shopping, and public transit. Do not miss this opportunity to own a versatile home in one of Calgary's most desirable neighborhoods. Book your showing today!				
Inclusions:	N/A				
Property Listed By:	eXp Realty				
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