



THE
A-TEAM

**RE/MAX
FIRST**

150 SADDLECREST Crescent, Calgary T3J0C5

MLS®#: **A2182742**

Area: **Saddle Ridge**

Listing Date: **12/27/24**

List Price: **\$739,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **3,681 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Landscaped**
Park Feat: **Double Garage Attached,Driveway**

DOM

36
Layout
Beds: **6 (3 3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

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

Construction: **Stucco**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	10`10" x 4`9"
Pantry	Main	7`11" x 3`11"
Living Room	Main	16`0" x 17`9"
2pc Bathroom	Main	5`5" x 4`11"
Laundry	Second	8`1" x 5`6"
Bedroom	Second	11`11" x 12`8"
4pc Ensuite bath	Second	8`5" x 8`11"

Room	Level	Dimensions
Kitchen	Main	13`8" x 9`10"
Mud Room	Main	8`6" x 5`4"
Dining Room	Main	10`4" x 8`11"
Bonus Room	Second	12`10" x 8`6"
4pc Bathroom	Second	8`1" x 4`10"
Bedroom - Primary	Second	11`10" x 15`5"
Bedroom	Second	12`8" x 11`6"

Walk-In Closet	Second	8`11" x 3`11"	Other	Lower	9`3" x 10`7"
4pc Bathroom	Lower	7`1" x 4`11"	Kitchen	Lower	8`6" x 14`2"
Game Room	Lower	11`5" x 17`0"	Bedroom	Lower	8`4" x 11`11"
Bedroom	Lower	8`4" x 11`11"	Bedroom	Lower	8`5" x 11`11"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **0611687**

Zoning:
R-1N

Remarks

Pub Rmks: **This stunning home in Saddle Ridge offers over 2,600 square feet of developed living space including basement, making it the perfect place for a growing family. With 3 spacious bedrooms and 2.5 bathrooms, there's plenty of room for everyone. The open-concept layout enhances the feeling of space, while large windows throughout ensure natural light fills the home all day long. The upper floor features three king-sized bedrooms, including a master suite that provides ample space for relaxation. It also includes a laundry room with shelving and extra storage, making everyday chores easier. A loft area adds even more living space, serving as an excellent second sitting room or entertainment area. The kitchen has been beautifully renovated with premium granite countertops, glass mosaic backsplash, and modern cabinetry that offers plenty of storage. The fully finished basement, with a separate entrance, includes 2 additional bedrooms, a full bathroom, its own laundry area, and separate heating—perfect for a rental suite or multi-generational living. Outside, the home has been updated with fresh stucco siding, new fascia, gutters, and trim. The fenced and landscaped backyard is a serene retreat, featuring a stucco-finished shed that complements the home's exterior. Located just a short walk from schools, bus stops, and playgrounds, and only minutes from the LRT, restaurants, shopping, and the Genesis Centre, this home truly offers the best in convenience and comfort.**

Inclusions: **none**
 Property Listed By: **MaxWell Central**

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











