



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 SADDLELAND Crescent, Calgary T3J 5K9**

MLS®#: **A2182746**

Area: **Saddle Ridge**

Listing Date: **12/09/24**

List Price: **\$878,887**

Status: **Active**

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: **4,111 sqft**  
Lot Shape:

Access:

Lot Feat: **Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,401**  
Low Sqft:  
Ttl Sqft: **2,401**

DOM

**12**  
Layout  
Beds: **7 (5 2 )**  
Baths: **5.0 (5 0)**  
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Pantry,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`8" x 20`1"
Kitchen	Main	8`1" x 14`5"
Den	Main	10`1" x 8`10"
Bedroom - Primary	Upper	17`0" x 12`0"
Bedroom	Upper	9`7" x 9`3"
Bedroom	Upper	9`3" x 12`4"
3pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	8`8" x 18`5"
Family Room	Main	10`3" x 16`10"
3pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`0" x 11`1"
Bedroom	Upper	9`3" x 115`1"
3pc Ensuite bath	Upper	0`0" x 0`0"

Game Room  
3pc Bathroom  
Bedroom

Basement  
Basement  
Basement

13`5" x 18`4"  
0`0" x 0`0"  
11`1" x 14`9"

Kitchen  
Bedroom

Basement  
Basement

13`0" x 17`7"  
9`7" x 10`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0510993**

Remarks

Pub Rmks:

**Rare Opportunity in Saddleridge - 8-Bedroom Family Home & 5 full bathrooms & with 2 bedroom illegal suite Basement with separate entrance and separate washer & dryer! Welcome to this exceptional property in the heart of Saddleridge, a vibrant and amenity-rich community in Calgary. Rarely does a home like this come to market—featuring 8 bedrooms, 5 full bathrooms, and over 3,400 sq. ft. of thoughtfully designed living space. Backing onto peaceful green space, this home offers a perfect balance of natural beauty and urban convenience, with parks, playgrounds, schools, and shopping centers just minutes away. Exterior Features: Designed with practicality and style in mind, this home boasts a stucco exterior, an extended concrete driveway, and concrete walkways that encircle the house. The front of the home is highlighted by grand double doors, while the back features a private patio and a fully fenced, east-facing backyard, ideal for enjoying Calgary's beautiful sunrises. The heated garage adds comfort during winter months, ensuring your vehicles are warm and ready to go. Main Floor - Spacious and Inviting: Step into the striking open-to-below foyer, where large windows bathe the space in natural light. The main floor is adorned with elegant hardwood flooring throughout, creating a warm and sophisticated atmosphere. The open-concept layout is perfect for entertaining, with a spacious living room seamlessly flowing into the formal dining area. A rare full bathroom on the main floor adds incredible convenience, especially for multi-generational families. Down the hall, the heart of the home awaits—a chef-inspired gourmet kitchen equipped with ample cabinetry, sleek black stainless steel appliances, a corner pantry, generous counter space, and a large central island. Adjacent to the kitchen, the family room is a cozy retreat, complete with a charming corner fireplace. Sliding doors from the dining area lead to the backyard, where you can unwind and enjoy serene views of the green space behind. Upper Level - Designed for Families: The second floor offers five well-appointed bedrooms, making it ideal for large or multi-generational families. The primary suite is a tranquil retreat with a spacious walk-in closet and a private ensuite, where you can relax and rejuvenate. Four additional bedrooms share a full bathroom, offering plenty of room for children, guests, or a home office. Lower Level - Side entrance & 2 bedroom Illegal Suite: The fully finished basement is accessible through a separate side entrance, offering incredible flexibility and additional living space. This level includes two generously sized bedrooms, a full bathroom featuring a luxurious steam shower, and an expansive family room. Whether used as a rental suite, in-law accommodation, or guest quarters, this illegal suite provides endless possibilities.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Central)**

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























