



THE
A-TEAM

**RE/MAX
FIRST**

203 SADDLECREST Grove, Calgary T3J2K4

MLS®#: **A2182900**

Area: **Saddle Ridge**

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

List Price: **\$1,215,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**
Lot Information
Lot Sz Ar: **3,455 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,836**
Low Sqft:
Ttl Sqft: **2,836**

DOM

93
Layout
Beds: **8 (5 3)**
Baths: **6.0 (6 0)**
Style: **2 Storey**

Access:

Lot Feat: **Private**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Dishwasher, Washer/Dryer**
Int Feat: **Kitchen Island, No Smoking Home, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	9`11" x 4`11"
Dining Room	Main	10`6" x 7`3"
Foyer	Main	5`10" x 5`6"
Living Room	Main	15`2" x 16`0"
Spice Kitchen	Main	9`11" x 7`5"
3pc Bathroom	Upper	4`11" x 8`2"
Bedroom	Upper	12`9" x 15`1"
Bedroom	Upper	10`6" x 12`0"

Room	Level	Dimensions
Bedroom	Main	10`0" x 10`4"
Family Room	Main	13`6" x 20`8"
Kitchen	Main	10`4" x 12`9"
Mud Room	Main	9`11" x 5`3"
3pc Bathroom	Upper	10`6" x 4`11"
5pc Ensuite bath	Upper	10`7" x 9`11"
Bedroom	Upper	10`6" x 11`10"
Bonus Room	Upper	13`0" x 11`8"











