

203 SADDLECREST Grove, Calgary T3J2K4

MLS®#: A2182900 Saddle Ridge Listing 12/09/24 List Price: **\$1,215,000** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Detached City/Town:

Year Built: **Lot Information** Lot Sz Ar:

Lot Shape:

Calgary 2023

3,455 sqft

2,836

2,836

Finished Floor Area

Abv Saft:

Low Sqft:

Ttl Sqft:

93 <u>Layout</u>

DOM

8 (5 3) Beds: 6.0 (6 0) Baths: 2 Storey

Style:

<u>Parking</u>

Ttl Park: 4 Garage Sz: 2

Access:

Lot Feat: **Private**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt** Construction:

Heating: **Forced Air** Concrete, Vinyl Siding, Wood Frame

Sewer:

Ext Feat: **Playground** Carpet, Ceramic Tile, Granite, Hardwood

Water Source:

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

Fnd/Bsmt:

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	9`11" x 4`11"	Bedroom	Main	10`0" x 10`4"
Dining Room	Main	10`6" x 7`3"	Family Room	Main	13`6" x 20`8"
Foyer	Main	5`10" x 5`6"	Kitchen	Main	10`4" x 12`9"
Living Room	Main	15`2" x 16`0"	Mud Room	Main	9`11" x 5`3"
Spice Kitchen	Main	9`11" x 7`5"	3pc Bathroom	Upper	10`6" x 4`11"
3pc Bathroom	Upper	4`11" x 8`2"	5pc Ensuite bath	Upper	10`7" x 9`11"
Bedroom	Upper	12`9" x 15`1"	Bedroom	Upper	10`6" x 11`10"
Bedroom	Upper	10`6" x 12`0"	Bonus Room	Upper	13`0" x 11`8"

Laundry	Upper	7`2" x 5`9"	Bedroom - Primary	Upper	13`0" x 17`3"
Walk-In Closet	Upper	10`7" x 7`3"	Walk-In Closet	Upper	4`11" x 5`9"
Walk-In Closet	Upper	4`11" x 5`0"	4pc Bathroom	Basement	5`0" x 8`4"
4pc Bathroom	Basement	9`6" x 5`0"	Bedroom	Basement	9`6" x 12`5"
Bedroom	Basement	9`1" x 12`5"	Bedroom	Basement	9`6" x 13`0"
Kitchen	Basement	12`8" x 4`5"	Kitchen	Basement	12`8" x 9`8"
Game Room	Basement	12`8" x 10`11"	Storage	Basement	7`11" x 8`3"
Furnace/Utility Room	Basement	9`6" x 9`10"			

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **2310592**

Remarks

Welcome to Your Dream Home! This stunning two-storey home offers an impressive 4,000 sqft of living space, perfect for large families or those who love to entertain. 8 bedrooms and 6 bathrooms, including two master bedrooms for ultimate comfort and privacy. Main floor features an open-concept layout, welcoming you with a huge living room adorned with a stylish chandelier. Spacious kitchen and a convenient spice kitchen, ideal for preparing elaborate meals. laminate on the main floor and cozy carpet on the upper level Two illegal basement suites, providing great rental potential: 1-bedroom suite and a 2-bedroom suite, both equipped with a shared laundry area. Currently rented for helping significantly with the mortgage. This home combines functionality and elegance, offering ample

space for a growing family while generating rental income.

Inclusions: N/A

Pub Rmks:

Property Listed By: RE/MAX House of Real Estate

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













