



THE
A-TEAM

**RE/MAX
FIRST**

203 SADDLECREST Grove, Calgary T3J2K4

MLS®#: **A2182900**

Area: **Saddle Ridge**

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

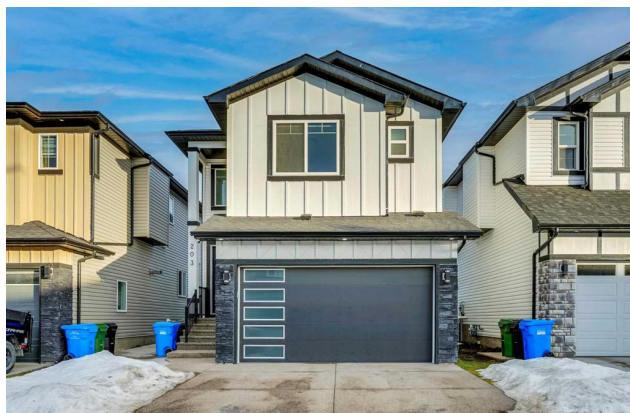
List Price: **\$1,215,000**

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**

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

DOM

12
Layout
Beds: **8 (5 3)**
Baths: **6.0 (6 0)**
Style: **2 Storey**

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"

Laundry
Walk-In Closet
Walk-In Closet
4pc Bathroom
Bedroom
Kitchen
Game Room
Furnace/Utility Room

Upper
Upper
Upper
Basement
Basement
Basement
Basement
Basement
Basement

7`2" x 5`9"
10`7" x 7`3"
4`11" x 5`0"
9`6" x 5`0"
9`1" x 12`5"
12`8" x 4`5"
12`8" x 10`11"
9`6" x 9`10"

Bedroom - Primary
Walk-In Closet
4pc Bathroom
Bedroom
Bedroom
Kitchen
Storage

Upper
Upper
Basement
Basement
Basement
Basement

13`0" x 17`3"
4`11" x 5`9"
5`0" x 8`4"
9`6" x 12`5"
9`6" x 13`0"
12`8" x 9`8"
7`11" x 8`3"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

2310592

Zoning:
R-G

Remarks

Pub Rmks: **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**
 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

