



THE
A-TEAM

**RE/MAX
FIRST**

246 SADDLEFIELD Place, Calgary T3J 4Z3

MLS® #: **A2182936**

Area: **Saddle Ridge**

Listing Date: **12/23/24**

List Price: **\$679,786**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 16-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar: **6,835 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,782**
Low Sqft:
Ttl Sqft: **1,782**

DOM

40
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Street Lighting,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`2" x 7`8"	Living Room	Main	15`1" x 14`1"
Dining Room	Main	11`3" x 10`10"	Kitchen	Main	12`7" x 11`3"
Laundry	Main	7`1" x 6`4"	2pc Bathroom	Main	4`10" x 4`7"
Bonus Room	Second	17`0" x 15`9"	Bedroom - Primary	Second	14`8" x 18`4"
Bedroom	Second	11`9" x 9`11"	Bedroom	Second	12`10" x 8`6"
3pc Ensuite bath	Second	9`3" x 8`2"	4pc Bathroom	Second	9`2" x 5`0"
Game Room	Basement	20`2" x 10`6"	Kitchen	Basement	10`0" x 5`11"
Bedroom	Basement	13`0" x 11`2"	4pc Bathroom	Basement	10`0" x 5`0"
Furnace/Utility Room	Basement	6`8" x 5`4"			

Title:
Fee Simple
Legal Desc:

0214352

Zoning:
R-G

Remarks

Pub Rmks: **Fresh and Extensively renovated fully finished home is ready to move into. 4 total bedrooms plus a bonus room and 3 and 1/2 bathrooms. This home is perfect for a large or small family. Nice Foyer leads you to the main floor. You will notice, this home has brand new upgrades through out. New LVP flooring, new paint, new lighting, new custom window coverings, new fixtures, kitchen with new finishing through out. Large living room with a gas fireplace, large dining area, beautiful classy kitchen with island, new stainless steel appliances, pantry for all your grocery shopping. Upstairs a very large Bonus room to enjoy your family together-time. Primary bedroom with walk-in closet and a renovated 3 piece En-suite bathroom. Two more good size bedrooms and also a 4 piece fully renovated main bathroom. There is also a 2 piece guest bathroom on the main floor plus laundry room. The fully finished lower level has separate entrance through the garage, Very large Family/rec room, 1 bedroom, kitchen and 4 piece bathroom. Two car attached garage to enjoy in the winter time and a very large deck to enjoy the backyard in the summer time. Situated on a huge lot in a Cul-dec-sac there is lots of room for the children to play. Close to Schools, Shopping, Dining, LRT, parks and pathways. Excellent value home for you.**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

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









