



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 SADDLEMONT Close, Calgary T3J4V3**

MLS®#: **A2183532** Area: **Saddle Ridge** Listing Date: **12/12/24** List Price: **\$660,000**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2001**  
Lot Information  
Lot Sz Ar: **4,154 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,296**  
Low Sqft:  
Ttl Sqft: **1,296**

DOM

**9**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

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

Access:  
Lot Feat: **Back Lane,Corner Lot,Reverse Pie Shaped Lot,Landscaped,Level**  
Park Feat: **Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame**  
Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**  
Sewer: Ext Feat: **Playground** Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Bookcases,Ceiling Fan(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`0" x 10`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`9" x 10`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 10`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`9" x 10`6"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>7`7" x 5`1"</b>	<b>5pc Bathroom</b>	<b>Basement</b>	<b>8`6" x 9`4"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`11" x 5`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 10`0"</b>

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

**R-G**

Legal Desc:

**0113376**

Remarks

Pub Rmks:

**Discover this stunning 2-storey home in the community of Saddle Ridge, offering the perfect blend of comfort, functionality, and convenience. Ideally located near schools, shopping, and amenities, with easy access to the airport and downtown, this home is ideal for families or professionals seeking a vibrant, well-connected neighborhood. Boasting 4 spacious bedrooms, 3.5 bathrooms, and three fully developed levels of living space, this sun-filled stucco home features elegant hardwood flooring and an open-to-below concept that enhances the sense of space and light. The main floor is thoughtfully designed with a cozy fireplace in the living room, a functional kitchen, main floor laundry, and a guest powder room for added convenience. Upstairs, the master bedroom is a true retreat, complete with a charming bay window and double closets. The fully developed basement provides versatile additional space, perfect for a rental. 1 bedroom with small kitchen to use. Step outside to enjoy the fenced backyard and large deck, ideal for sunny days and family gatherings. With its unbeatable location and thoughtfully designed interiors, this home is a must-see for anyone looking to enjoy the best of Saddle Ridge living. Schedule your private viewing today!**

Inclusions:

**N/A**

Property Listed By:

**eXp Realty**

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









