



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**41 SADDLECREST Close, Calgary T3J 5B5**

MLS®#: **A2184304** Area: **Saddle Ridge** Listing Date: **12/22/22** List Price: **\$510,000**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2004** Abv Sqft: **1,382**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **2,680 sqft** Ttl Sqft: **1,382**  
 Lot Shape:

DOM

**772**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Unknown**  
 Heating: **Forced Air** Flooring: **Carpet,Laminate**  
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Window Coverings**  
 Int Feat: **No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 12`7"	Dining Room	Main	9`0" x 10`8"
Bedroom	Upper	9`4" x 11`7"	Bedroom	Basement	9`6" x 10`2"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
Kitchen	Main	10`7" x 9`8"	Bedroom - Primary	Second	11`2" x 12`0"
Bedroom	Second	9`4" x 12`0"	Living Room	Basement	9`6" x 10`6"

4pc Bathroom

Second

0`0" x 0`0"

4pc Ensuite bath  
Legal/Tax/Financial

Second

0`0" x 0`0"

Title:  
**Fee Simple**  
Legal Desc:

**0311207**

Zoning:  
**R-G**

Remarks

Pub Rmks: **This well-maintained two-story home is both spacious and versatile, offering 3+1 bedrooms and 3.5 bathrooms, making it an excellent choice for families or investors. The main floor features a bright and welcoming living room, a functional kitchen with oak cabinets, a central island, and a large dining area. A convenient half bath is also located on this level. Upstairs, you will find three generously sized bedrooms. The primary bedroom includes a walk-in closet and a private en-suite bathroom, adding a touch of luxury to your daily living. The fully finished basement offers a one-bedroom suite with a separate entrance, providing the perfect opportunity for rental income or accommodating extended family members. The sunny south-facing backyard is ideal for outdoor enjoyment and includes a deck for relaxing or entertaining. A double detached garage offers secure parking and extra storage. Located close to bus routes, schools, shopping, and the planned future LRT station, this home is situated in a prime area for convenience. Recent updates, including new shingles and siding after the hailstorm, ensure the property is move-in ready and built to last.**

Inclusions: **None**  
Property Listed By: **Royal LePage METRO**

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



