



THE
A-TEAM

**RE/MAX
FIRST**

116 SADDLESTONE Heath #106, Calgary T3J 5K8

MLS®#: **A2184484** Area: **Saddle Ridge** Listing Date: **12/24/24** List Price: **\$499,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **4,550 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,549**
 Low Sqft:
 Ttl Sqft: **1,549**

DOM

39
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Concrete Driveway,Front Drive,Garage Door Opener,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Granite Counters,High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 6`10"	Kitchen	Main	14`10" x 13`1"
Living/Dining Room Combination	Main	14`10" x 18`11"	Bedroom - Primary	Upper	14`10" x 12`2"
4pc Ensuite bath	Upper	7`7" x 8`2"	Bedroom	Upper	11`2" x 12`10"
4pc Bathroom	Upper	7`3" x 8`0"	Bedroom	Upper	10`10" x 13`4"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$180

Fee Simple
Fee Freq:
Monthly

M-1

Legal Desc: 2211905

Remarks

Pub Rmks: **BACKING ON TO GREEN SPAVE LOW CONDO FEES 2023 BUILT VERY NICE FLOOR PLAN. 10 ft main floor 10 ft garage door 9 ft upper floor KITCHEN WITH GRANITE COUNTER STAINLESS STEEL APPLIANCES CHIMEY HOOD FAN KITCHEN ISLAND WITH PANTRY LIVING DINNING .UPSTAIRS 3 SPACIOUS BEDROOM 2 FULL BATHROOMS.UNFINISHED BASEMENT POTENTIAL TO BUILD BEDROOM /REC ROOM .CLOSER TO ALL AMENTIES LIKE CTRAIN GYM SCHOOLS SHOPPING.**

Inclusions: none
Property Listed By: TREC The Real Estate Company

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





