



THE
A-TEAM

**RE/MAX
FIRST**

16 SADDLECREST Manor, Calgary T3J 2K3

MLS®#: **A2184547**

Area: **Saddle Ridge**

Listing Date: **01/18/25**

List Price: **\$960,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,836**

Low Sqft:

Ttl Sqft: **2,836**

Lot Information

Lot Sz Ar: **4,284 sqft**

Lot Shape:

DOM

4

Layout

Beds: **4 (4)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Private,Rectangular Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

Concrete,Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Gas Range,Built-In Oven,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator

Int Feat: **Built-in Features,Chandelier,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9`5" x 5`0"	Dining Room	Main	10`11" x 9`4"
Living Room	Main	13`10" x 16`1"	Kitchen	Main	9`8" x 14`10"
Mud Room	Main	9`4" x 5`0"	Spice Kitchen	Main	9`4" x 5`6"
Office	Main	9`4" x 9`9"	Bedroom - Primary	Second	13`5" x 21`1"
Bonus Room	Second	12`2" x 13`10"	4pc Ensuite bath	Second	5`0" x 10`2"
Bedroom	Second	12`8" x 15`8"	5pc Ensuite bath	Second	9`8" x 10`2"
Laundry	Second	7`9" x 6`0"	Bedroom	Second	10`11" x 10`9"

Bedroom	Second	10`11" x 10`6"	4pc Bathroom Legal/Tax/Financial	Second	7`7" x 5`0"
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Title: **Fee Simple**
 Legal Desc: **2211460**

Zoning: **R-G**

Remarks

Pub Rmks: **Stunning Brand-New Home in Saddleridge Community Welcome to this beautifully designed, move-in-ready 4-bedroom, 4-bathroom home offering 2,836 sq ft of luxurious living space. Situated on a spacious 135-foot deep lot with a convenient back alley, this home boasts impressive upgrades throughout. The bright, open-concept layout is filled with natural light, creating an inviting atmosphere throughout. The high-end, modern kitchen is a chef's dream, featuring premium finishes, sleek cabinetry, and top-of-the-line appliances, perfect for both everyday living and entertaining. The stylish wood railings add a touch of elegance and warmth to the home's contemporary design. With large bedrooms, beautifully appointed bathrooms, and plenty of functional living space, this home is perfect for growing families. The extra-deep lot provides ample space for outdoor activities and potential future development. Plus, you'll enjoy the convenience of being just moments from schools, parks, and all the amenities the Saddleridge community has to offer. Don't miss your chance to own this exceptional, upgraded home in one of Calgary's most desirable neighborhoods!**

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









