



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4 SADDLEBROOK Circle, Calgary T3J 0K1**

MLS®#: **A2186111**

Area: **Saddle Ridge**

Listing Date: **01/08/25**

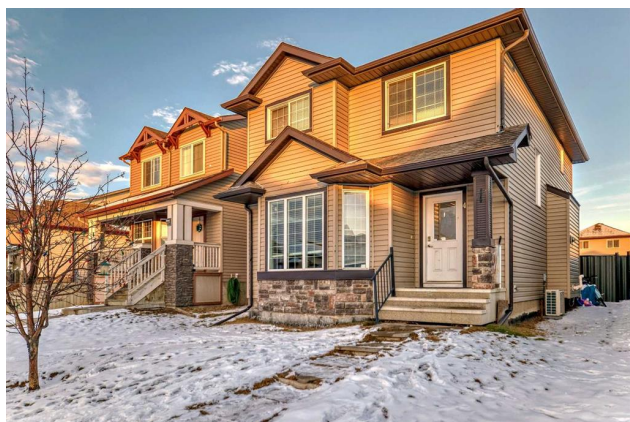
List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 21-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2008**  
Lot Information  
Lot Sz Ar: **3,229 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,629**  
Low Sqft:  
Ttl Sqft: **1,629**

DOM

**24**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

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

Access:  
Lot Feat: **Back Lane**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,No Smoking Home,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`4" x 8`5"
Dining Room	Main	9`11" x 12`6"
Bedroom - Primary	Second	12`11" x 12`5"
Bedroom	Second	9`2" x 9`3"
4pc Ensuite bath	Second	7`7" x 8`2"
Bedroom	Basement	14`1" x 8`10"
Game Room	Basement	15`10" x 12`10"

Room	Level	Dimensions
Kitchen	Main	12`11" x 8`9"
Living Room	Main	11`7" x 13`11"
Bedroom	Second	9`10" x 8`11"
Bedroom	Second	11`2" x 8`11"
4pc Bathroom	Second	4`11" x 8`2"
3pc Bathroom	Basement	5`0" x 8`2"
2pc Bathroom	Main	6`2" x 9`9"

Title: **Fee Simple**  
 Zoning: **R1-N**  
 Legal Desc: **0812837**

Remarks

Pub Rmks: **Welcome to your dream home in the vibrant and family-friendly community of Saddleridge, Calgary! This stunning **\*\*5-bedroom, 3.5-bathroom\*\*** property offers the perfect blend of comfort, style, and convenience. Thoughtfully designed with modern living in mind, this home is a true gem that checks all the boxes. **\*\*Spacious Living Areas\*\***: Step inside to find a bright and inviting open-concept layout, perfect for entertaining or relaxing with family. A cozy **\*\*gas fireplace\*\*** adds warmth and charm to the living room. **\*\*Chef's Kitchen\*\***: The kitchen is a culinary haven featuring sleek countertops, a **\*\*gas stove\*\***, ample cabinetry, and stainless steel appliances. It's perfect for creating delicious meals and lasting memories. **\*\*Comfortable Bedrooms\*\***: With 4 generously sized bedrooms, everyone in the family can enjoy their own private retreat. The primary suite boasts a walk-in closet and a luxurious ensuite bathroom for your ultimate relaxation. **\*\*Fully Finished Basement\*\***: The finished basement expands your living space, offering endless possibilities for a recreation room, home office, or even a guest suite. **\*\*Outdoor Bliss\*\***: Enjoy Calgary's seasons in the **\*\*great-sized backyard\*\***! Host BBQs on the spacious deck with a **\*\*gas hook-up\*\***, perfect for grilling, or simply unwind in your private oasis. **\*\*Modern Comforts\*\***: Stay cool in the summer with **\*\*air conditioning\*\*** and enjoy the convenience of modern utilities. Nestled in the sought-after community of Saddleridge, this home is close to parks, schools, shopping centers, and public transit. You'll love the blend of suburban tranquility and urban accessibility. This exceptional home is ready to welcome its next lucky owners. Don't miss the opportunity to make it yours!**

Inclusions: **N/A**  
 Property Listed By: **Real Broker**

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











