



THE
A-TEAM

**RE/MAX
FIRST**

28 SADDLEBROOK Landing, Calgary T3J 0K4

MLS®#: **A2186548**

Area: **Saddle Ridge**

Listing Date: **01/09/25**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**

Finished Floor Area

Abv Sqft: **2,137**

Low Sqft:

Ttl Sqft: **2,137**

Lot Information

Lot Sz Ar: **4,208 sqft**

Lot Shape:

DOM

13

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Pie Shaped Lot**

Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Range Hood,Refrigerator,Stove(s),Washer,Washer/Dryer,Window Coverings**

Int Feat: **Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`8" x 8`11"
Family Room	Main	12`7" x 15`1"
2pc Bathroom	Main	
Bedroom	Upper	11`1" x 11`2"
Bonus Room	Upper	18`1" x 16`9"
4pc Bathroom	Upper	8`0" x 9`5"
Kitchen	Basement	11`10" x 14`5"

Room	Level	Dimensions
Kitchen	Main	10`6" x 15`1"
Dining Room	Main	13`6" x 7`11"
Bedroom - Primary	Upper	14`9" x 21`4"
Bedroom	Upper	11`1" x 11`4"
5pc Ensuite bath	Upper	9`2" x 13`0"
Bedroom	Basement	12`8" x 10`9"
Living Room	Basement	14`8" x 14`11"

3pc Bathroom

Basement

6`10" x 6`6"

Furnace/Utility Room
Legal/Tax/Financial

Basement

8`10" x 13`2"

Title:
Fee Simple
Legal Desc:

0815354

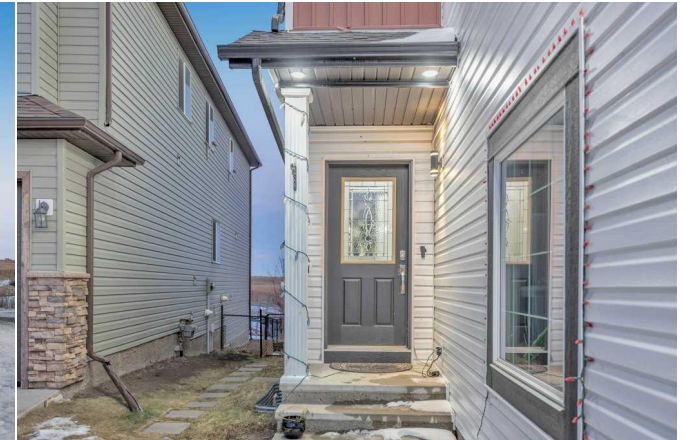
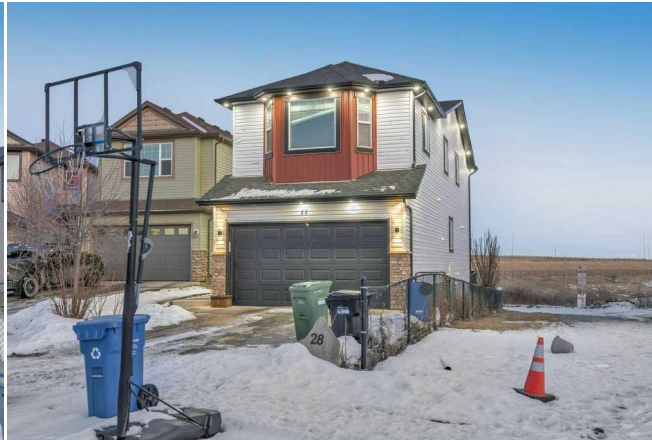
Zoning:
R-G

Remarks

Pub Rmks: **Imagine waking up every morning to breathtaking views of a serene pond from the master bedroom window. Picture yourself enjoying the same stunning scenery from the main floor and the expansive two-tiered deck that spans the full width of the home. At the entrance, this beautiful corner house, next to an alley for your walking path's access is with an open plan where you are welcomed to a living area, totally a separate area from the rest of the house. Family area has a gas fireplace for your cozy winters with an uninterrupted view at the backyard from the large windows. A separate dining area next to a large kitchen functionality, featuring stainless steel appliances and maple cabinets. The main floor offers two distinct sitting areas, with a formal living room and a great room for versatile entertaining. Upstairs, the luxurious primary suite includes a cozy retreat with bay windows, a spacious walk-in closet, and a sumptuous bathroom with a corner tub and dual sinks. In-floor heating in the upper-floor bathrooms ensures warm tiles underfoot for ultimate comfort. The bonus room is generously sized, as are the other two bedrooms. The Legal basement suite ready to rent, accessible via a separate walk-up entrance, boasts a large bedroom, a full bathroom, a living room, and a kitchen that rivals those in comparable homes, complete with stainless steel appliances and a glass mosaic backsplash. Don't miss the opportunity to make this exceptional home yours—schedule your viewing today! House is Sold As-is Where is, minor hail damage on front and some on the left side of the home...**

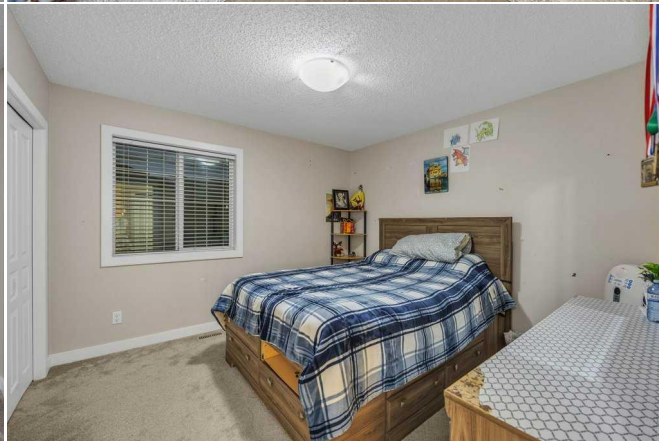
Inclusions:
Property Listed By: **N/A**
PREP Realty

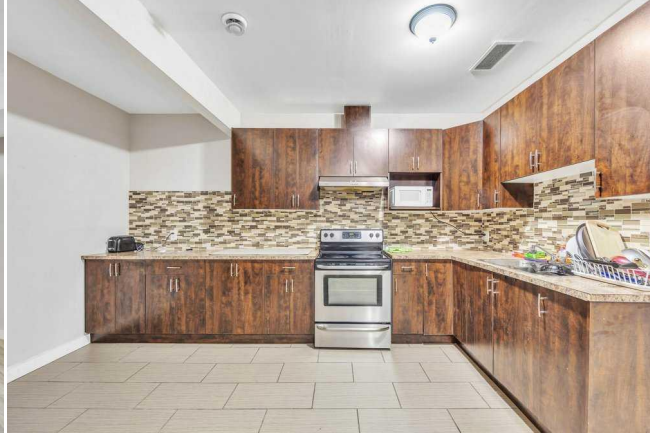
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

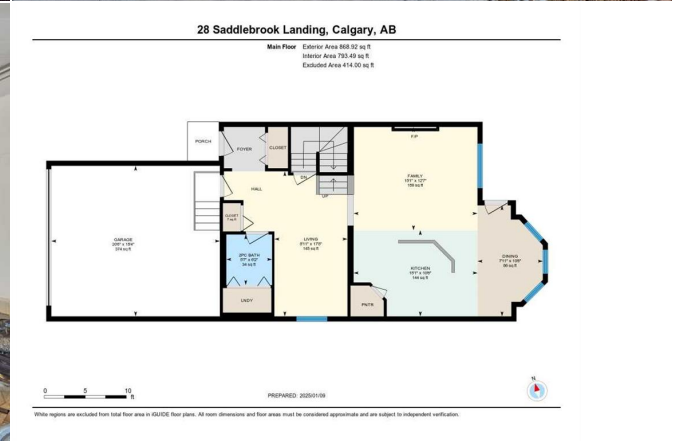
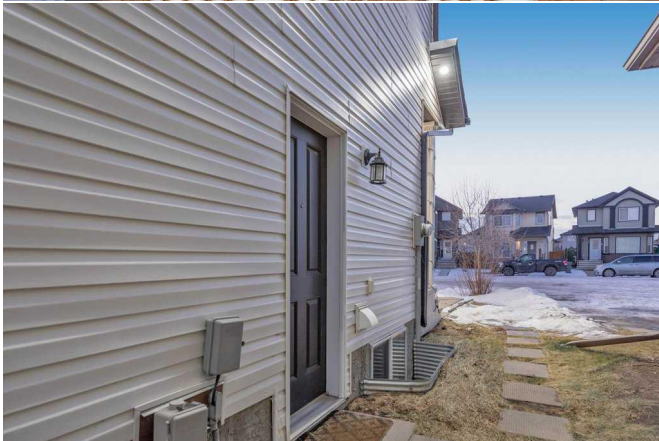
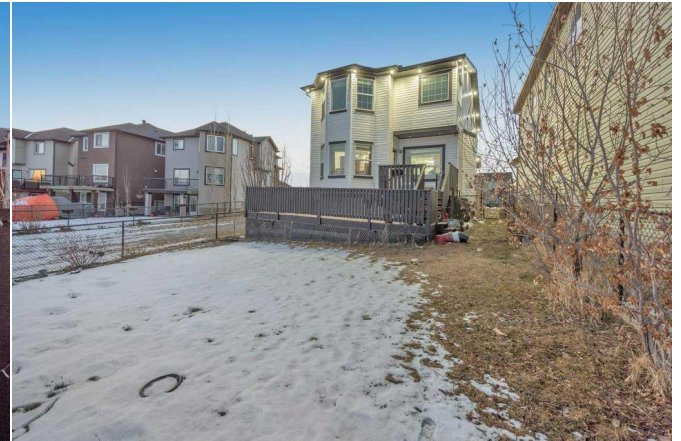












28 Saddlebrook Landing, Calgary, AB

1st Floor Exterior Area 1057.79 sq ft
Interior Area 1188.03 sq ft



0 5 10 ft

PREPARED: 2025/01/09

White regions are excluded from total floor area in GUCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

28 Saddlebrook Landing, Calgary, AB

Basement (Below Grade) Exterior Area 753.25 sq ft
Interior Area 759.97 sq ft



0 3 6 ft

PREPARED: 2025/01/09

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