



THE
A-TEAM

**RE/MAX
FIRST**

168 SADDLEBROOK Circle, Calgary T3J 0K3

MLS®#: **A2186703**

Area: **Saddle Ridge**

Listing Date: **01/10/25**

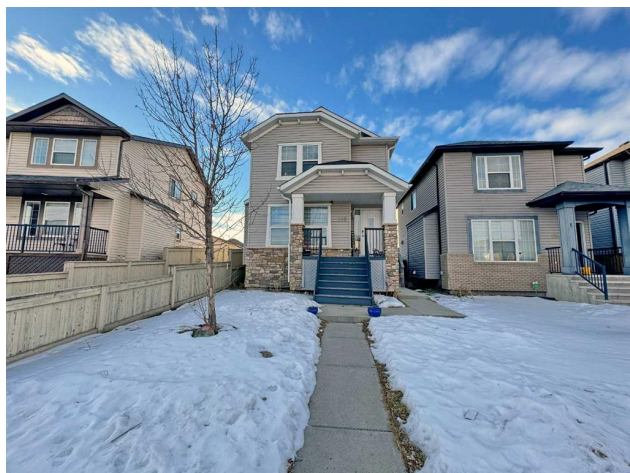
List Price: **\$589,900**

Status: **Pending**

County: **Calgary**

Change: **-\$9k, 18-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar: **3,336 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Off Street**

DOM

11
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Chandelier,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Second	4`11" x 8`9"	4pc Bathroom	Second	5`0" x 7`11"
Bedroom	Second	10`0" x 10`0"	Bedroom	Second	11`2" x 10`1"
Bedroom - Primary	Second	13`9" x 12`11"	2pc Bathroom	Main	5`1" x 4`6"
Dining Room	Main	10`9" x 12`10"	Kitchen	Main	8`11" x 15`0"
Living Room	Main	15`7" x 15`11"	4pc Bathroom	Basement	5`1" x 9`5"

Bedroom	Basement	10`6" x 11`3"	Family Room	Basement	7`2" x 14`0"
Kitchen	Basement	10`9" x 12`8"	Storage	Basement	18`0" x 18`0"
Storage	Basement	3`8" x 5`8"	Furnace/Utility Room	Basement	8`5" x 7`6"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-G
Legal Desc:	0812837

Remarks

Pub Rmks: **Welcome to this beautiful two-storey home with a legal basement suite in the desirable community of Saddlebrook, Calgary! Upon entering, you'll find a practical closet area for shoes and jackets, perfect for winter weather. The main floor offers a comfortable living room with large windows that let in plenty of natural light, an open-concept kitchen with a breakfast bar and a dining area with stylish light fixtures. A half washroom completes this level. On the upper floor, you'll find three well-sized bedrooms, each featuring large windows for natural light. The spacious primary bedroom includes an ensuite bathroom and a walk-in closet, offering both comfort and functionality. The two additional bedrooms are ideal for family or guests and share a well-appointed main bathroom. The legal basement suite provides a great opportunity for rental income or extra living space. It includes a fully equipped kitchen, a cozy family room, a large bedroom, ample storage and a full bathroom. The utility room houses a spacious laundry area for added convenience. The laundry is shared, which is located in the common area in the basement. Located in Saddlebrook, this community offers parks, schools, shopping centers and easy access to public transit—perfect for families and professionals alike.**

Inclusions: **NA**
 Property Listed By: **RE/MAX House of Real Estate**

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

