



22 SADDLELAND Crescent, Calgary T3J 5K9

MLS®#: **A2187229** Area: **Saddle Ridge** Listing **01/13/25** List Price: **\$868,887**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 22-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2006** Abv Sqft: **2,401**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,111 sqft** Ttl Sqft: **2,401**
 Lot Shape:

DOM

40
Layout
 Beds: **7 (5 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **Stucco**
 Sewer: Flooring:
 Ext Feat: **Private Entrance,Private Yard** **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Pantry,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`8" x 20`1"	Dining Room	Main	8`8" x 18`5"
Kitchen	Main	8`1" x 14`5"	Family Room	Main	10`3" x 16`10"
Den	Main	10`1" x 8`10"	3pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	17`0" x 12`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	9`7" x 9`3"	Bedroom	Upper	10`0" x 11`1"
Bedroom	Upper	9`3" x 12`4"	Bedroom	Upper	9`3" x 115`1"
3pc Bathroom	Upper	0`0" x 0`0"	3pc Ensuite bath	Upper	0`0" x 0`0"
Game Room	Basement	13`5" x 18`4"	Kitchen	Basement	13`0" x 17`7"
3pc Bathroom	Basement	0`0" x 0`0"	Bedroom	Basement	9`7" x 10`11"
Bedroom	Basement	11`1" x 14`9"			

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **0510993**

Remarks

Pub Rmks: **Rare Opportunity in Saddleridge - 8-Bedroom Family Home & 5 full bathrooms & with 2 bedroom illegal suite Basement with separate entrance and separate washer & dryer! Welcome to this exceptional property in the heart of Saddleridge, a vibrant and amenity-rich community in Calgary. Rarely does a home like this come to market—featuring 8 bedrooms, 5 full bathrooms, and over 3,400 sq. ft. of thoughtfully designed living space. Backing onto peaceful green space, this home offers a perfect balance of natural beauty and urban convenience, with parks, playgrounds, schools, and shopping centers just minutes away. Exterior Features: Designed with practicality and style in mind, this home boasts a stucco exterior, an extended concrete driveway, and concrete walkways that encircle the house. The front of the home is highlighted by grand double doors, while the back features a private patio and a fully fenced, east-facing backyard, ideal for enjoying Calgary's beautiful sunrises. The heated garage adds comfort during winter months, ensuring your vehicles are warm and ready to go. Main Floor - Spacious and Inviting: Step into the striking open-to-below foyer, where large windows bathe the space in natural light. The main floor is adorned with elegant hardwood flooring throughout, creating a warm and sophisticated atmosphere. The open-concept layout is perfect for entertaining, with a spacious living room seamlessly flowing into the formal dining area. A rare full bathroom on the main floor adds incredible convenience, especially for multi-generational families. Down the hall, the heart of the home awaits—a chef-inspired gourmet kitchen equipped with ample cabinetry, sleek black stainless steel appliances, a corner pantry, generous counter space, and a large central island. Adjacent to the kitchen, the family room is a cozy retreat, complete with a charming corner fireplace. Sliding doors from the dining area lead to the backyard, where you can unwind and enjoy serene views of the green space behind. Upper Level - Designed for Families: The second floor offers five well-appointed bedrooms, making it ideal for large or multi-generational families. The primary suite is a tranquil retreat with a spacious walk-in closet and a private ensuite, where you can relax and rejuvenate. Four additional bedrooms share a full bathroom, offering plenty of room for children, guests, or a home office. Lower Level - Side entrance & 2 bedroom Illegal Suite: The fully finished basement is accessible through a separate side entrance, offering incredible flexibility and additional living space. This level includes two generously sized bedrooms, a full bathroom featuring a luxurious steam shower, and an expansive family room. Whether used as a rental suite, in-law accommodation, or guest quarters, this illegal suite provides endless possibilities.**

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

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













