



THE
A-TEAM

**RE/MAX
FIRST**

116 SADDLESTONE Heath #105, Calgary T3J 5K3

MLS®#: **A2187283**

Area: **Saddle Ridge**

Listing Date: **01/13/25**

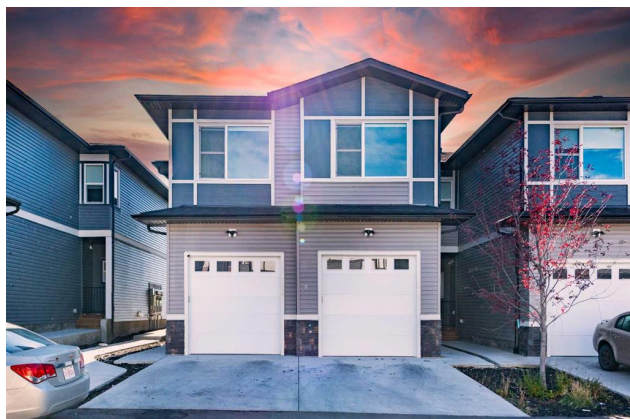
List Price: **\$495,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area
Abv Sqft: **1,547**
Low Sqft:
Ttl Sqft: **1,547**

Lot Information

Lot Sz Ar: **2,210 sqft**
Lot Shape:

DOM

19
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**
Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Unknown,Vinyl Siding**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 7`2"
Dining Room	Main	11`2" x 5`1"
Bedroom - Primary	Upper	15`0" x 12`3"
Bedroom	Upper	11`4" x 11`10"
Bedroom	Upper	10`8" x 13`4"

Room	Level	Dimensions
Kitchen	Main	15`0" x 14`1"
Living Room	Main	15`0" x 12`0"
4pc Ensuite bath	Upper	7`8" x 8`2"
4pc Bathroom	Upper	7`1" x 8`3"

Legal/Tax/Financial

Condo Fee:
\$180

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2211905**

Remarks

Pub Rmks: **BACKING ON TO GREEN SPACE LOW CONDO FEES 2023 BUILT VERY NICE FLOOR PLAN. 10 ft main floor 10 ft garage door 9 ft upper floor MAIN FLOOR KITCHEN WITH GRANITE COUNTER STAINLESS STEEL APPLIANCES CHIMEY HOOD FAN KITCHEN ISLAND WITH PANTRY LIVING DINNING .UPSTAIRS 3 SPACIOUS BEDROOM 2 FULL BATHROOMS.UNFINISHED BASEMENT POTENTIAL TO BUILD BEDROOM AND REC ROOM BATHROOM .CLOSER TO ALL AMENTIES LIKE CTRAIN GYM SCHOOLS SHOPPING. NONE**

Inclusions:
Property Listed By: **TREC The Real Estate Company**

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







