



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**126 SADDLELAND Crescent, Calgary T3J 5K4**

MLS®#: **A2187503**

Area: **Saddle Ridge**

Listing Date: **01/14/25**

List Price: **\$769,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,122 sqft**  
Lot Shape:

Access:

Lot Feat: **Low Maintenance Landscape**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,382**

Low Sqft:

Ttl Sqft: **2,382**

DOM

**18**

Layout

Beds: **4 (4 )**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Storage**

Construction:

**Vinyl Siding, Wood Frame**

Flooring:

**Carpet, Ceramic Tile, Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Range, Refrigerator, Washer**

Int Feat: **Central Vacuum, High Ceilings, Kitchen Island, Pantry, Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`10" x 9`7"
Family Room	Main	14`1" x 14`0"
Breakfast Nook	Main	12`11" x 6`9"
Bedroom - Primary	Second	17`6" x 11`11"
Bedroom	Second	15`1" x 9`4"
Loft	Second	13`0" x 9`7"
4pc Bathroom	Main	7`11" x 4`11"

Room	Level	Dimensions
Dining Room	Main	9`7" x 7`0"
Kitchen	Main	15`6" x 12`11"
Den	Main	10`0" x 7`5"
Bedroom	Second	11`11" x 10`0"
Bedroom	Second	18`3" x 9`4"
4pc Ensuite bath	Second	9`1" x 9`2"
4pc Bathroom	Second	9`3" x 4`11"

<b>Laundry</b>	<b>Second</b>	<b>9`1" x 5`1"</b>	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>R-G</b>	
Legal Desc:	<b>0510993</b>		Remarks
Pub Rmks:	<b>Beautiful home built by Ravenview homes in the estate area of Saddleridge. This home is perfect for a big family. Main floor has living room with open to above, Formal Dining room, a good size family room and a Den. Kitchen has a pantry, a big Island and a nook. Full washroom on the main floor. Up stairs has four bedrooms, loft and a laundry room and a full bath. Master bedroom has a walk in closet, en-suite bath with separate Tub and shower. Basement has covered separate entrance and big windows for future development. Fully finished and Heated Garage, 2 Furnaces, Water softener and RO system. Fully Fenced, Cement patio and has a storage shed in the back. This home is walk to school, shopping and transit. Priced right for a quick sale.</b>		
Inclusions:	<b>none</b>		
Property Listed By:	<b>RE/MAX House of Real Estate</b>		

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







