



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**23 SADDLEMONT Way, Calgary T3J 4V2**

MLS®#: **A2188555**      Area: **Saddle Ridge**      Listing Date: **01/17/25**      List Price: **\$649,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2002**  
Lot Information  
 Lot Sz Ar: **2,895 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,City Lot,Interior Lot,Landscaped**  
 Park Feat: **Carport**

DOM

**5**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard,Storage**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Laminate Counters,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`2" x 11`5"	Kitchen	Main	11`2" x 10`6"
Dining Room	Main	10`2" x 8`9"	Bedroom - Primary	Main	14`1" x 13`10"
Bedroom	Main	10`2" x 10`1"	Bedroom	Main	10`2" x 8`9"
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
Game Room	Basement	25`9" x 14`1"	Bedroom	Basement	12`5" x 10`9"
Bedroom	Basement	11`0" x 8`9"	Kitchen	Basement	11`10" x 7`1"
Laundry	Basement	8`9" x 7`10"	4pc Bathroom	Basement	0`0" x 0`0"

Furnace/Utility Room

Basement

7' 0" x 6' 3"

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0113376**

Zoning:

**R-G**

Remarks

Pub Rmks:

**Welcome to this beautifully renovated bi-level home, offering 5 bedrooms plus 3 full bathrooms and a perfect blend of modern updates and functional living. Located in the desirable neighborhood of Saddle Ridge, this home boasts 3 spacious bedrooms and 2 full bathrooms on the main level, as well as a fully finished 2-bedroom basement with illegal-suite and a private side entry. Step into the bright and open main floor, where natural light floods the space. The kitchen is a true standout, featuring crisp white appliances, ample cabinetry, and a clean, modern design that's perfect for family meals and entertaining. The adjoining dining and living areas offer a seamless flow, ideal for both relaxation and hosting guests. The main level also includes three generously sized bedrooms, with the primary bedroom providing a serene retreat. Two full bathrooms complete this level, each thoughtfully renovated with modern finishes. The fully finished basement adds incredible value, offering two additional bedrooms, a spacious living area, and a full bathroom. With its own private side entrance, this space is perfect for extended family, guests, or as a potential rental suite. Outside, the home features a well-maintained yard that's perfect for outdoor gatherings and activities a storage shed and a single car shed. Conveniently located near schools, parks, shopping, and public transit, this move-in-ready home is perfect for families or investors looking for a property with potential. Don't miss out—schedule your private viewing today!**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX Complete Realty**

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



















