



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**226 SADDLELAKE Terrace, Calgary T3J 0V3**

MLS®#: **A2189042**      Area: **Saddle Ridge**      Listing Date: **01/20/25**      List Price: **\$559,500**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **2,820 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Off Street,Parking Pad,Single Garage Attached**

DOM

**2**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **3**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Oven,Humidifier,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

| Room                    | Level         | Dimensions            | Room                     | Level         | Dimensions           |
|-------------------------|---------------|-----------------------|--------------------------|---------------|----------------------|
| <b>2pc Bathroom</b>     | <b>Main</b>   | <b>5`1" x 4`11"</b>   | <b>Dining Room</b>       | <b>Main</b>   | <b>9`11" x 8`1"</b>  |
| <b>Kitchen</b>          | <b>Main</b>   | <b>12`7" x 10`11"</b> | <b>Living Room</b>       | <b>Main</b>   | <b>16`9" x 15`8"</b> |
| <b>3pc Ensuite bath</b> | <b>Second</b> | <b>8`1" x 7`2"</b>    | <b>4pc Bathroom</b>      | <b>Second</b> | <b>9`1" x 4`11"</b>  |
| <b>Bedroom</b>          | <b>Second</b> | <b>14`0" x 9`4"</b>   | <b>Bedroom</b>           | <b>Second</b> | <b>9`4" x 9`2"</b>   |
| <b>Family Room</b>      | <b>Second</b> | <b>10`6" x 9`10"</b>  | <b>Bedroom - Primary</b> | <b>Second</b> | <b>15`1" x 14`6"</b> |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1510689**

Zoning:  
**R-2M**

Remarks

Pub Rmks:

**Welcome to this extraordinary opportunity to own this OWNER OCCUPIED front attached garage duplex located in the desirable neighbourhood of Saddleridge. The house comes fully upgraded with HARDWOOD FLOORING, GRANITE COUNTERTOPS and stainless steel appliances. This GENESIS built home with an OPEN CONCEPT FLOOR PLAN features 3 decent sized bedrooms and two and half washrooms. Upon entry, you have a well lit huge living room ideal for entertaining guests and visitors. Right next to it is an elegantly finished kitchen with all the modern appliances, WALL TO CEILING CABINETS, UNDER MOUNT KITCHEN SINK along with the pantry for storage and a cozy dining area right next to it. As we go up the stairs that come with metal spindle railing, we have a HUGE MASTER BEDROOM with a walk in closet and a five piece ensuite. Besides that, we have two more bedrooms and a second full washroom to complete the second level. Upstairs, you will find a huge LOFT ideal for entertainment purposes. There is a laundry room upstairs as well. THE BASEMENT comes with a 9 foot ceiling and roughed in plumbing already done for FUTURE DEVELOPMENT. The side entrance is very much possible with this floor plan. The deck is already done in this home along with a concrete pad at the back for additional parking. This home has an AMAZING LOCATION with it being walking distance to schools, playgrounds, commercial plaza and the City of Calgary GREENWAY bike path WITH MULTIPLE BUS STOPS at very close proximity. Do not miss out on this beautiful home and contact your realtor to book a showing.**

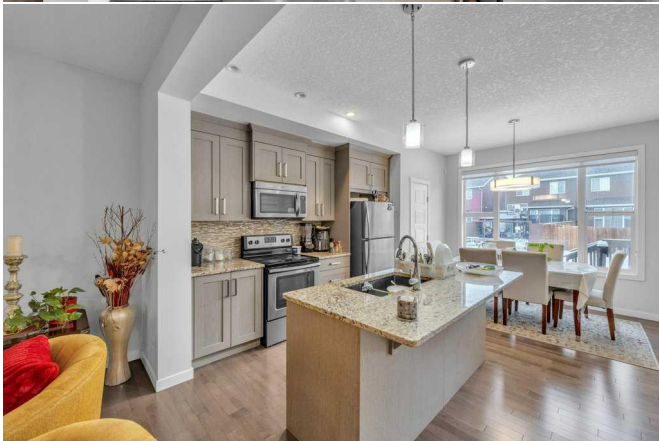
Inclusions:  
Property Listed By:

**None**  
**PREP Realty**

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



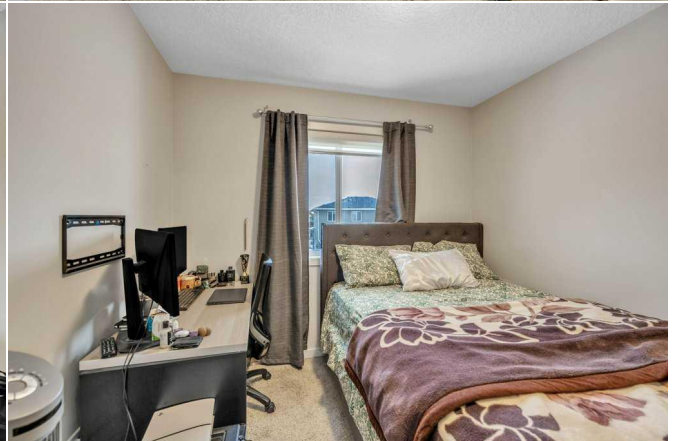




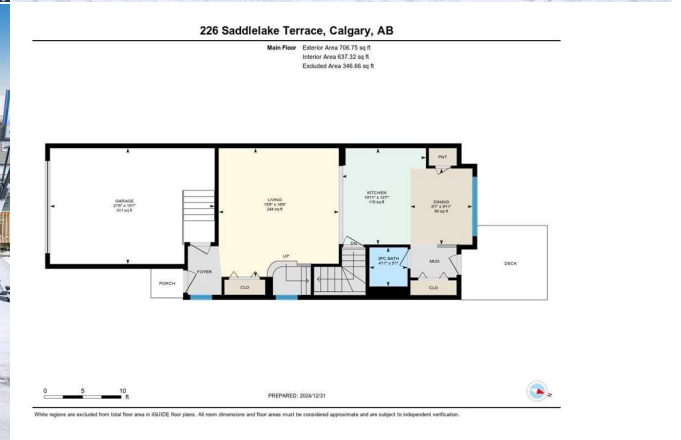
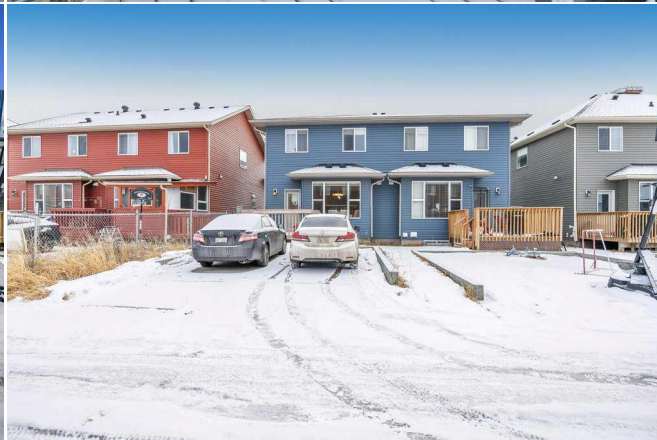
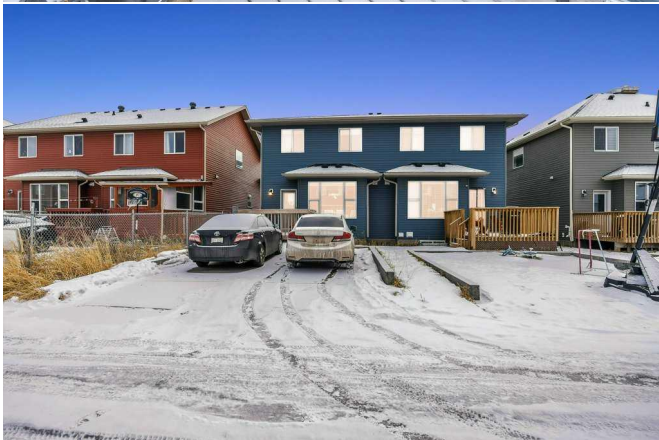
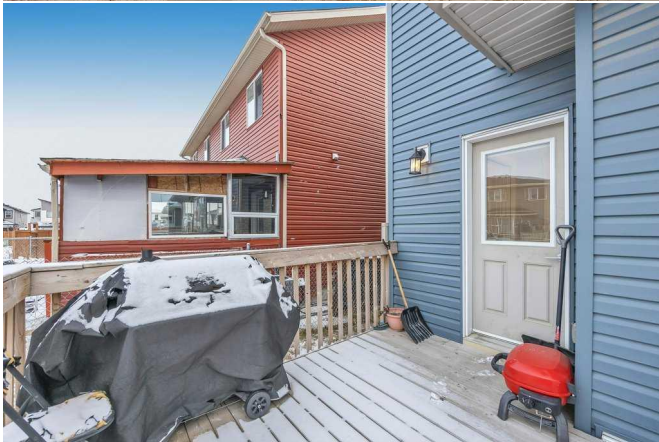
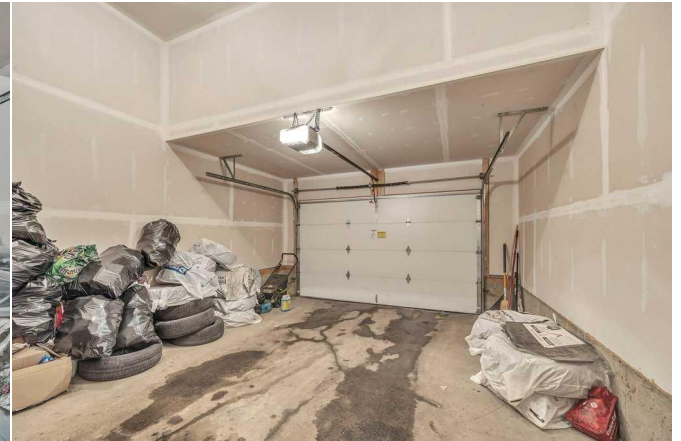
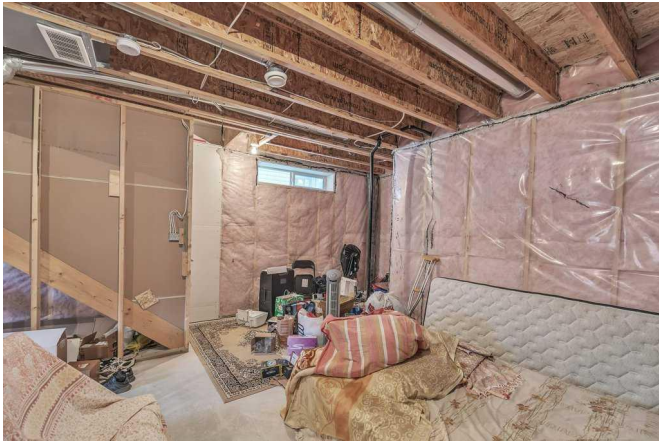












226 Saddlelake Terrace, Calgary, AB

1st Floor Exterior Area 474.73 sq ft  
Interior Area 752.71 sq ft  
Excluded Area 6.35 sq ft



PREPARED: 2024/12/31

While regions are excluded from total floor area in GUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.