



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 SADDLELAKE Link, Calgary T3J 0N9**

MLS®#: **A2189684**      Area: **Saddle Ridge**      Listing Date: **01/29/25**      List Price: **\$1,139,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **5,048 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,223**  
 Low Sqft:  
 Ttl Sqft: **3,223**

DOM

**4**  
Layout  
 Beds: **9 (7 2 )**  
 Baths: **5.5 (5 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Garden,Interior Lot,No Neighbours Behind,Street Lighting,Rectangular Lot**

Park Feat:

**Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Lighting,Private Yard,Rain Gutters**

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Tray Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`8" x 9`4"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>8`11" x 18`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 10`4"</b>
<b>Family Room</b>	<b>Main</b>	<b>16`0" x 18`7"</b>	<b>Spice Kitchen</b>	<b>Main</b>	<b>9`2" x 5`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 13`1"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`11" x 9`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 13`2"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`8" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`8" x 5`0"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>14`6" x 10`3"</b>

**Bedroom** Upper 9`6" x 16`4"  
**Bedroom** Upper 12`3" x 11`0"  
**Bedroom** Upper 12`2" x 11`0"  
**Walk-In Closet** Upper 7`5" x 6`9"  
**4pc Bathroom** Basement 8`6" x 5`1"  
**Bedroom** Basement 13`5" x 12`6"  
**Eat in Kitchen** Basement 12`7" x 11`8"  
**Furnace/Utility Room** Basement 11`1" x 11`9"

**Bedroom** Upper 11`10" x 14`9"  
**Bedroom** Upper 12`2" x 14`6"  
**Bedroom - Primary** Upper 18`2" x 15`0"  
**2pc Ensuite bath** Basement 4`7" x 5`1"  
**Bedroom** Basement 10`11" x 12`1"  
**Den** Basement 11`0" x 8`6"  
**Game Room** Basement 20`6" x 22`4"  
**Furnace/Utility Room** Basement 9`11" x 6`0"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-G**

Legal Desc: **1210834**

Remarks

Pub Rmks: **Luxurious Estate Home | Backing onto Park | No Neighbours Behind | 9 Bedrooms between Main, Upper & Basement Suite(illegal) | 5.5 Bathrooms | Chef's Kitchen | Spice Kitchen | Stainless Steel Appliances | Gas Stove | Gas Fireplace | Formal Dining Room | Tray Ceilings | Built-in Speakers | Recessed Lighting | Chandelier | Open to Below Ceilings | Main Level Laundry | Main Level Bed & 4pc Bath | 6 Upper Level Bedrooms | Separate Entry to 2 Bed + Den Basement Suite(illegal) | Basement Laundry | Beautiful Backyard | Fully Fenced | Direct Access to Park | Double Attached Front Garage | Extended Driveway. Welcome to your luxurious estate home boasting 3,223 SqFt throughout the main & upper levels with 1366 SqFt in the 2 bed + den basement suite(illegal). Open the front door to a grand foyer with a statement piece chandelier that hangs in the open to below ceiling. This home is framed with large windows filling every inch with natural light. The front living room is a great space for day seating. This blends into the formal dining room with another beautiful light fixture to centre over your grand dining table. The open concept kitchen, breakfast & family room make this the premier home to host! The kitchen is equipped with granite countertops, built-in stainless steel appliances, full height cabinetry, a corner pantry & a breakfast bar with seating! Keep this kitchen sparkling & use the spice kitchen outfitted with a gas stove, range hood, ample cupboard storage & sink! The breakfast nook is perfect for daily meals & is paired with East facing sliding glass doors that lead to the rear covered deck & backyard. These doors make indoor/outdoor living easy in the summer when you have the BBQ fired up! The family room is centred with a gas fireplace, built-in shelving and tray ceilings! The main level bed & 4pc bath is a great addition for a large family or overnight guests! The main level is complete with a laundry mud room off the interior garage door. Head up the beautifully crafted curved staircase to your upper level which holds 6 bedrooms \*TWO PRIMARY\* & 3 full bathrooms. The first primary bedroom opens with French doors to a palatial bedroom with views of the park, a deep walk-in closet & a 5pc ensuite. The ensuite has dual vanities, a corner soaking jet tub & walk-in shower. The 2nd primary bed has a walk-in closet & private 4pc ensuite bath. Bedrooms 4, 5, 6 & 7 are all sizeable, two with walk-in closets! Downstairs, the 2 bed + den basement suite(illegal) has a separate side entry that leads to an open floor plan kitchen, dining & living space. The basement kitchen is finished with full height cabinetry, stainless steel appliances & granite countertops. The open concept living & high ceilings emphasizes the size of this space. The primary bedroom has a 2pc ensuite bath. The second bedroom is spacious with great closet space. The den is a flexible living space that can be used as a bedroom or home office! Hurry & book your showing at this stunning estate home today!**

Inclusions: **Spice Kitchen: Gas Stove, Range Hood, Refrigerator, Basement: Refrigerator, Electric Stove, Range Hood,**  
 Property Listed By: **RE/MAX Crown**

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











