



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

40
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,Garden,Interior Lot,Lawn,No Neighbours Behind,Rectangular Lot,Street Lighting**

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

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`11"
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











