



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9 SADDLEMEAD Road, Calgary T3J 4J2**

MLS®#: **A2190856**      Area: **Saddle Ridge**      Listing Date: **01/28/25**      List Price: **\$929,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **5,016 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,333**  
 Low Sqft:  
 Ttl Sqft: **2,333**

DOM

**4**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,No Neighbours Behind,Private**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Central Vacuum,Chandelier,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	24`0" x 11`8"	Family Room	Main	14`6" x 14`0"
Dining Room	Main	10`6" x 11`0"	Kitchen	Main	12`0" x 11`0"
Den	Main	7`11" x 10`0"	3pc Ensuite bath	Main	8`5" x 4`11"
Laundry	Second	5`7" x 9`2"	4pc Ensuite bath	Second	9`4" x 9`1"
Bedroom - Primary	Second	11`11" x 15`6"	Walk-In Closet	Second	5`11" x 10`0"
Bedroom	Second	11`1" x 10`0"	3pc Bathroom	Second	4`11" x 9`2"

<b>Bedroom</b>	<b>Second</b>	<b>15`1" x 9`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`2" x 9`3"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>10`1" x 14`9"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`7" x 9`4"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 9`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`0" x 9`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`6" x 9`1"</b>	<b>Walk-In Closet</b>	<b>Basement</b>	<b>5`0" x 9`1"</b>
<b>Storage</b>	<b>Basement</b>	<b>5`3" x 9`0"</b>	<b>Game Room</b>	<b>Basement</b>	<b>17`11" x 13`10"</b>
Legal/Tax/Financial					

Title: Zoning:  
**Fee Simple** **R-G**  
Legal Desc: **0311201**

Remarks

Pub Rmks: **Discover this stunning, fully renovated 2-story corner lot home featuring a total of 6 bedrooms, 4 bathrooms, a bonus room, and over 3,300 sq. ft. of total living space, including a fully finished (illegal) basement suite with a separate entrance and laundry. Upon entry, you'll be welcomed by a grand open-to-below foyer and a breathtaking chandelier, leading to a spacious main floor with two living rooms, a dining area, a den, a breakfast nook, a family room, and an upgraded kitchen with ample counter space, plus a 3-piece bathroom for added convenience. The upper level boasts four spacious bedrooms, including a luxurious primary suite with an ensuite and walk-in closet, along with a main bathroom, laundry room, and three additional well-sized bedrooms. The fully finished illegal basement suite offers a private side entrance, a second kitchen, two bedrooms, a rec room, storage room, and a 3-piece bathroom. Recent upgrades include new siding, roofing, deck railing, paint, flooring, lighting, plumbing, and much more. This home was an EX-builder showhome with tons of upgrades, such as a heated garage, central-vac, and AC. Conveniently located near playgrounds, Saddletowne Circle, schools, bus stops, LRT, YMCA, shopping, banks, Khalsa School, Stoney Trail, and more! Don't miss this one-of-a-kind opportunity—call today to book your private viewing!**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bravo Realty**

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











