



THE
A-TEAM

**RE/MAX
FIRST**

9 SADDLEMEAD Road, Calgary T3J 4J2

MLS® #: **A2190856**

Area: **Saddle Ridge**

Listing Date: **01/28/25**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 05-Feb**

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

45

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
Living Room	Main	24`0" x 11`8"
Dining Room	Main	10`6" x 11`0"
Den	Main	7`11" x 10`0"
Laundry	Second	5`7" x 9`2"
Bedroom - Primary	Second	11`11" x 15`6"
Bedroom	Second	11`1" x 10`0"

Room	Level	Dimensions
Family Room	Main	14`6" x 14`0"
Kitchen	Main	12`0" x 11`0"
3pc Ensuite bath	Main	8`5" x 4`11"
4pc Ensuite bath	Second	9`4" x 9`1"
Walk-In Closet	Second	5`11" x 10`0"
3pc Bathroom	Second	4`11" x 9`2"

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

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

Pub Rmks:	<p>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!</p>
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











