

42 SADDLELAND Crescent, Calgary T3J5K5

MLS®#: **A2191893** Area: **Saddle Ridge** Listing Date: **02/26/25** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **4,111 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot**
 Park Feat: **Double Garage Attached**

DOM

0
Layout
 Beds: **5 (3 2)**
 Baths: **4.5 (4 1)**
 Style: **Bungalow**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Storage**
 Construction: **Vinyl Siding**
 Flooring: **Laminate,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Granite Counters,Laminate Counters,No Smoking Home,Open Floorplan,Separate Entrance,Vinyl Windows,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
		Legal/Tax/Financial			

Title: **Fee Simple** Zoning: **R-G**
 Legal Desc: **0510993**

Remarks

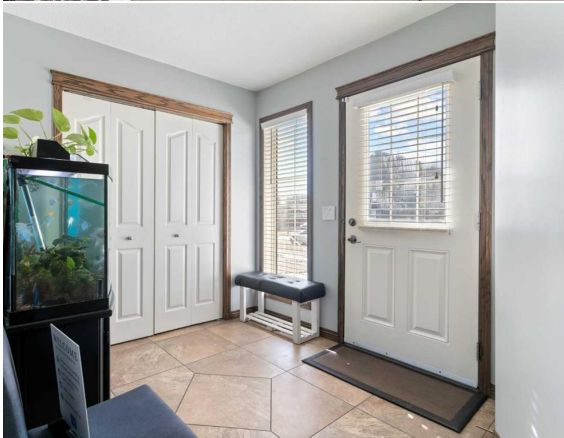
Pub Rmks: **Welcome to this Stunning Open-Concept Bungalow in the Family-Oriented Community of Saddle Ridge, This exceptional home offers 5 bedrooms and 4.5 bathrooms,**

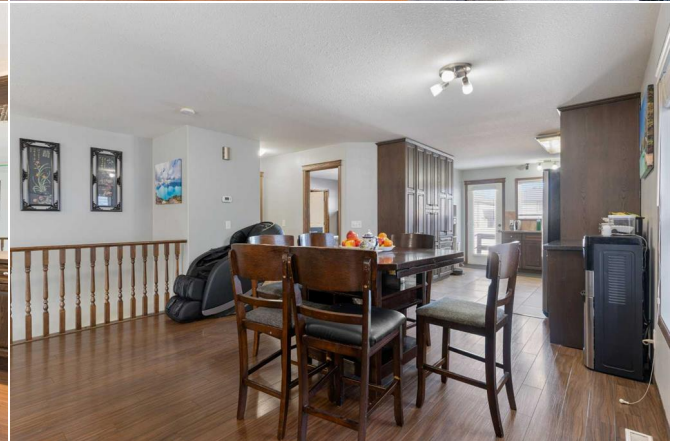
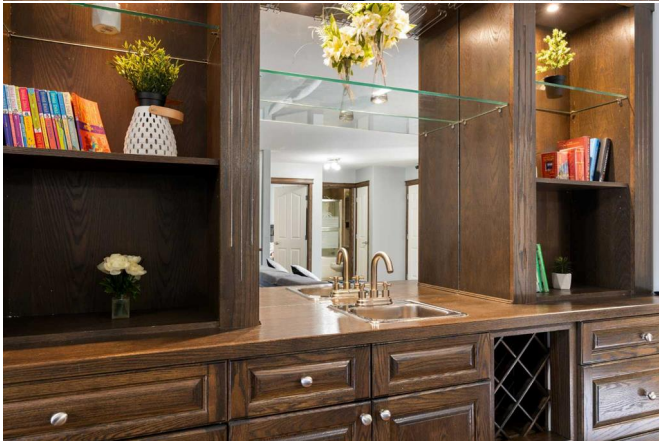
providing ample space for your family's needs. Two of the bedrooms feature private en-suite bathrooms, providing added comfort and convenience. As you steps into the the bright foyer, followed by an open floor plan seamlessly blends the living, dining, and kitchen areas, creating an inviting atmosphere for both relaxing and entertaining with family and friends. Upstairs, you'll find a spacious master bedroom with its own en-suite bathroom and a walk-in closet, providing a private retreat for rest and relaxation. There are also two additional good-sized bedrooms that can easily be transformed into home offices or adapted to suit your needs. For added privacy and functionality, the walk-up basement features a separate entrance and a fully equipped separate kitchen, ideal for extended family living, guests, or potential rental opportunities. The basement also provides ample space for additional bedrooms or recreation areas, offering endless possibilities to suit your lifestyle. Step outside to your private, fenced yard, a perfect retreat for family gatherings or a quiet place to relax and enjoy the outdoors. Complete with a double attached garage, this home offers both convenience and plenty of storage space. Located in a vibrant community close to parks, schools, and amenities, this bungalow truly combines comfort, versatility, and prime location. Home is complete with newer water tank, New roof, and new paint, don't miss this rare opportunity of owning a bungalow—schedule a showing today and see for yourself what makes this home so special!

Inclusions:
Property Listed By:

Basement kitchen appliances, Shed
CIR Realty

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











42 Saddlecrest Crescent NE, Calgary, AB

1st Floor Exterior Area 1411.75 sq ft
Excluded Area 421.50 sq ft



PREPARED: 2025/02/23

White 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.

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Basement (Below Grade) Exterior Area 1295.16 sq ft



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