



THE
A-TEAM

**RE/MAX
FIRST**

210 SADDLEBROOK Way, Calgary T3J 0B5

MLS®#: **A2193212** Area: **Saddle Ridge** Listing Date: **02/07/25** List Price: **\$524,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **3,036 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,292**
 Low Sqft:
 Ttl Sqft: **1,292**

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`2" x 13`11"	Kitchen	Main	12`5" x 12`7"
2pc Bathroom	Main	5`10" x 5`0"	Living Room	Main	15`2" x 18`4"
4pc Bathroom	Upper	8`7" x 4`11"	Bedroom	Upper	9`4" x 10`0"
Bedroom	Upper	9`4" x 12`2"	Bedroom - Primary	Upper	12`11" x 12`11"
4pc Bathroom	Basement	8`0" x 4`11"	Bedroom	Basement	11`0" x 12`5"
Kitchen	Basement	8`5" x 7`10"	Living Room	Basement	9`5" x 11`7"
Furnace/Utility Room	Basement	6`0" x 8`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

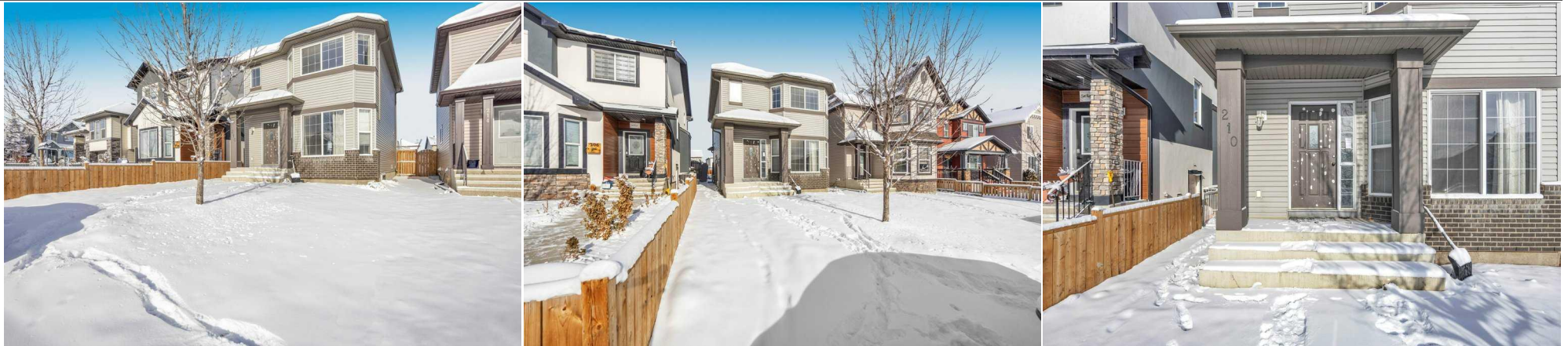
0610548

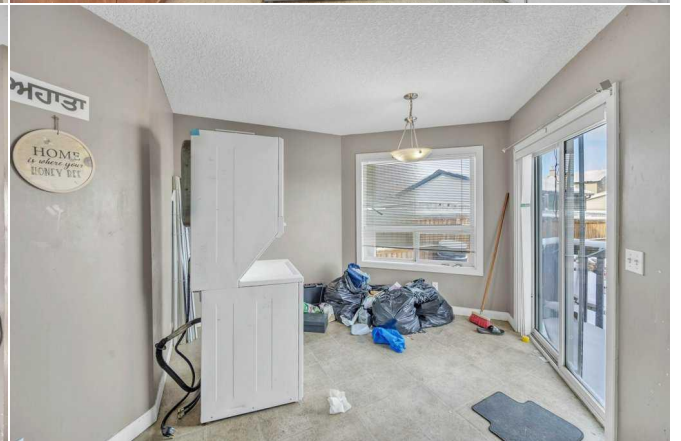
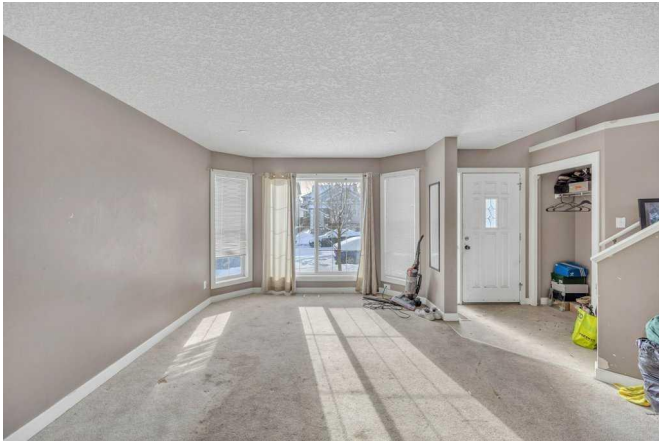
Remarks

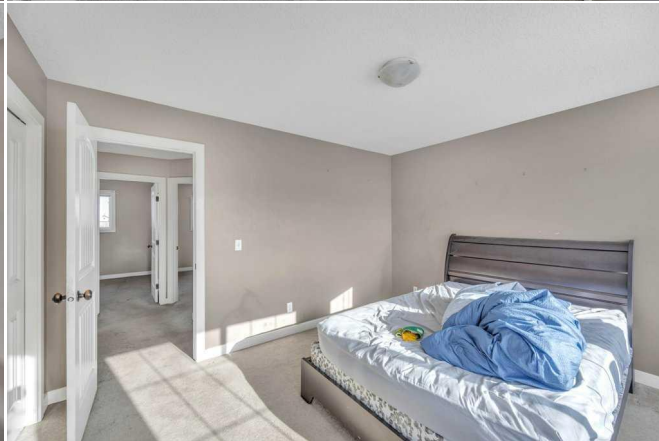
Pub Rmks: **Welcome to this beautiful house where it's perfectly poised for a first time homebuyer or an investor as the price does the justification, what's it's listed for with an ILLEGAL SUITE in one of the most amenity rich and demanding communities of Saddleridge. The house comes with an ILLEGAL SUITE, Separate laundry for the upper floor and the basement, 4 bedrooms, 2.5 bathrooms, a huge backyard, a deck and a lot to explore. At the entrance, you're welcome to a large living area, a good size kitchen, a separate dining area, a 2pc bathroom with a stacked laundry. Venturing upstairs, there are 3 good size bedrooms and a 4 pc bathroom. Primary bedrooms come with his and her closet. Basement comes with a separate entrance, has an ILLEGAL SUITE featuring 1 bedroom, a kitchn, living and a 4pc bathroom and a separate laundry area. Don't miss this as this is not going to last longer.**

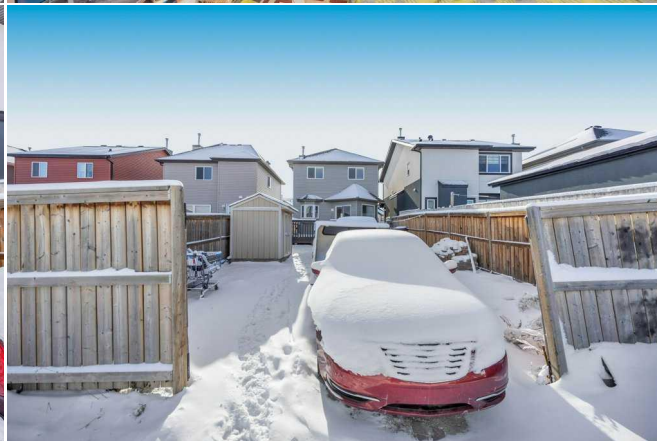
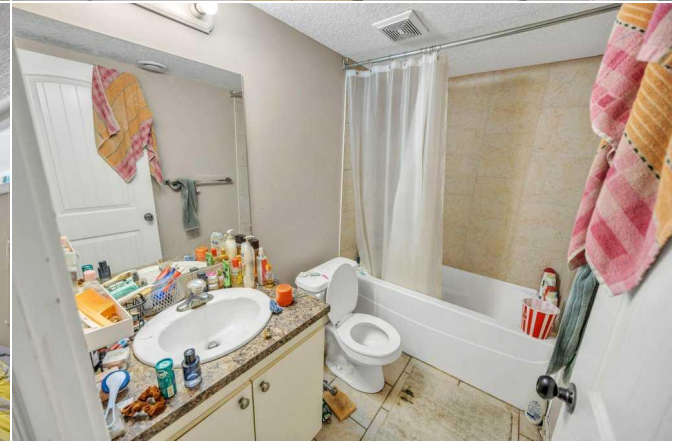
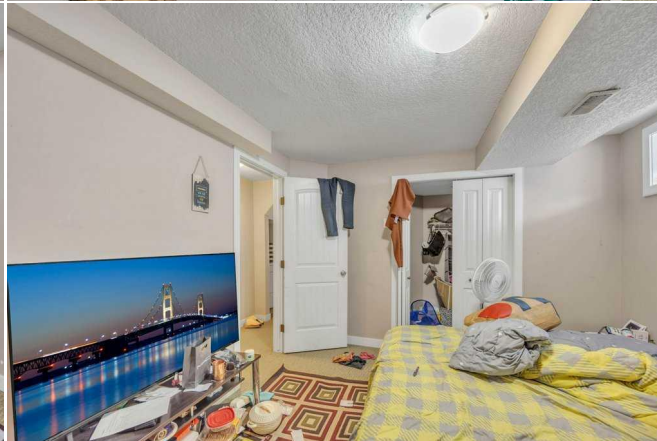
Inclusions:
Property Listed By: **NONE
PREP Realty**

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



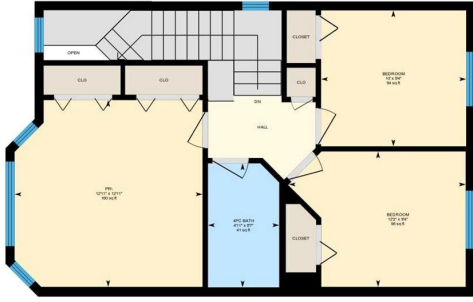






210 Saddlebrook Way NE, Calgary, AB

1st Floor Exterior Area 636.89 sq ft
Interior Area 595.55 sq ft
Excluded Area 4.15 sq ft



PREPARED: 2025/02/07

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.

210 Saddlebrook Way NE, Calgary, AB

Basement (Below Grade) Exterior Area 108.99 sq ft
Interior Area 945.97 sq ft



PREPARED: 2025/02/07

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.