

**194 SADDLEMEAD Green, Calgary T3J4M7**

MLS®#: **A2193526** Area: **Saddle Ridge** Listing Date: **02/09/25** List Price: **\$629,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 City/Town: **Calgary**  
 Year Built: **2001**  
Lot Information  
 Lot Sz Ar: **3,057 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,300**  
 Low Sqft:  
 Ttl Sqft: **1,300**

DOM  
**13**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

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

Access:  
 Lot Feat: **Back Lane,Back Yard,City Lot,Cleared,Close to Clubhouse,Square Shaped Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding**  
 Heating: **Central,Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer: Ext Feat: **Private Entrance** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Range,Electric Stove,Microwave,Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Granite Counters,High Ceilings,No Animal Home,Open Floorplan,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`7" x 5`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 9`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 6`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 13`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`2" x 13`1"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`7" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`10" x 9`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 10`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`11" x 13`8"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>10`0" x 5`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>9`0" x 8`11"</b>	<b>Hall</b>	<b>Lower</b>	<b>6`0" x 12`0"</b>
<b>Kitchen</b>	<b>Lower</b>	<b>7`7" x 9`7"</b>	<b>Game Room</b>	<b>Lower</b>	<b>12`4" x 12`0"</b>

Furnace/Utility Room

Lower

7'3" x 7'2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0012136

Zoning:

SR

Remarks

Pub Rmks:

**Welcome to this beautifully designed detached home in the vibrant community of Saddleridge, NE Calgary. Offering 1,800 sq. ft. of total living space, this home boasts an open-concept layout, modern finishes, and an excellent location close to all amenities. Whether you're a growing family or an investor looking for rental potential, this home is a perfect fit! Main Floor - Open and Inviting .As you step inside, you are welcomed by a bright and spacious layout. The main floor features a flex room that can serve as a home office, guest bedroom, or study space. The open-to-below living area creates a grand and airy feel, making the home feel even more spacious. Large windows bring in plenty of natural light, enhancing the modern aesthetic. The brand-new kitchen is the heart of the home, featuring quartz countertops, stylish cabinetry, and stainless steel appliances. Whether you love to cook or entertain, this kitchen is designed to meet your needs. The main floor also includes a convenient laundry room, adding extra functionality to daily living .Upstairs, you will find three generously sized bedrooms, each capable of accommodating a king-size bed. The primary bedroom offers a comfortable retreat, while the additional two bedrooms are perfect for family members or guests. A well-appointed full bathroom completes the upper level. The fully finished basement adds incredible value to this home. a large bedroom, a full washroom, and a newly built kitchen—making it ideal for extended family or as a potential rental income. A detached double-car garage provides ample parking and storage space, ensuring your vehicles are protected year-round. Whether you need extra storage or a workspace, this garage is a great addition to the home. Prime Location - Everything You Need Nearby Located in the highly desirable Saddleridge community, this home is just minutes away from: Saddletowne LRT station - Easy access to downtown and other parts of Calgary Schools - Walking distance to both elementary and secondary schools Shopping & Amenities - Grocery stores, restaurants, and medical clinics nearby Parks & Recreation - Walking trails, playgrounds, and fitness centers in the area This home offers the perfect combination of modern comfort, practicality, and location. Whether you're looking for a family home or an investment property, this is an opportunity you don't want to miss! For more details or to schedule a private showing, call your favorite realtor today!**

Inclusions:

Property Listed By:

N/A

Century 21 Bravo Realty

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









