



THE
A-TEAM

**RE/MAX
FIRST**

30 SADDLEMEAD Way, Calgary T3J 4J5

MLS®#: **A2194679** Area: **Saddle Ridge** Listing Date: **02/14/25** List Price: **\$639,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2000** Abv Sqft: **1,236**
Lot Information Low Sqft:
 Lot Sz Ar: **2,917 sqft** Ttl Sqft: **1,236**
 Lot Shape:

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Mixed,Vinyl Siding**
 Heating: **Central** Flooring: **Carpet,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Other,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Quartz Counters,Recessed Lighting,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 4`10"	Dining Room	Main	9`11" x 7`1"
Kitchen	Main	15`2" x 11`7"	Living Room	Main	15`1" x 16`9"
3pc Ensuite bath	Second	6`0" x 6`6"	4pc Bathroom	Second	8`5" x 5`0"
Bedroom	Second	9`5" x 9`3"	Bedroom	Second	9`4" x 9`6"
Bedroom - Primary	Second	12`7" x 12`2"	4pc Bathroom	Basement	7`10" x 5`0"
Bedroom	Basement	8`9" x 9`11"	Kitchen	Basement	14`6" x 5`3"
Game Room	Basement	17`11" x 9`10"	Furnace/Utility Room	Basement	5`2" x 11`4"

Title:
Fee Simple
Legal Desc:

9913044

Zoning:
R-G

Remarks

Pub Rmks: **This fully renovated home is perfect for those looking for a great investment opportunity or a comfortable space to settle into. With 4 spacious bedrooms, 3.5 modern bathrooms, and an illegal BASEMENT SUITE, this home offers both comfort and versatility. Located in a family-friendly neighbourhood, just steps away from a playground and within walking distance to a school, it's the ideal setting for growing families. The main floor welcomes you with a bright, open living area, a beautifully designed kitchen, and a convenient 2-piece bathroom. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, providing ample space for everyone. The illegal basement suite adds great potential for additional rental income or extended family living. With recent upgrades and high-quality finishes throughout, this home combines modern amenities with a cozy, inviting atmosphere. Enjoy the outdoors with a fully fenced backyard, perfect for relaxation or hosting guests. Don't miss the chance to make this charming, move-in ready home yours!**

Inclusions:
Property Listed By:

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











