



THE
A-TEAM

**RE/MAX
FIRST**

133 SADDLECREST Circle, Calgary T3J 0K4

MLS®#: **A2194701** Area: **Saddle Ridge** Listing Date: **02/23/25** List Price: **\$1,110,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **3,713 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,906**
 Low Sqft:
 Ttl Sqft: **2,906**

DOM

49
Layout
 Beds: **6 (4 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Insulated,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Gas Range,Refrigerator,Washer/Dryer**
 Int Feat: **Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Separate Entrance,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|-------|-----------------|-------------------|-------|----------------|
| Den | Main | 13`4" x 9`9" | Family Room | Main | 15`4" x 17`3" |
| Kitchen | Main | 13`2" x 18`11" | Spice Kitchen | Main | 7`8" x 10`4" |
| 3pc Bathroom | Main | 4`11" x 7`10" | Foyer | Main | 6`7" x 9`2" |
| Living Room | Main | 14`9" x 12`1" | Bedroom - Primary | Upper | 15`1" x 17`4" |
| Bedroom | Upper | 15`6" x 12`10" | Bedroom | Upper | 12`9" x 11`0" |
| Bedroom | Upper | 12`10" x 10`11" | Loft | Upper | 16`11" x 13`8" |

4pc Bathroom Upper 9'3" x 4'11"
5pc Ensuite bath Upper 12'10" x 9'9"
Laundry Upper 5'2" x 8'4"
Bedroom Suite 1'0" x 1'0"
Living Room Suite 1'0" x 1'0"
Storage Suite 1'0" x 1'0"

4pc Ensuite bath Upper 4'11" x 7'11"
Walk-In Closet Upper 12'10" x 7'1"
Kitchen Suite 1'0" x 1'0"
Bedroom Suite 1'0" x 1'0"
4pc Bathroom Suite 1'0" x 1'0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2010633**

Zoning: **R-G**

Remarks

PUB RMKS: BRAND NEW BUILT | ATTACHED DOUBLE GARAGE | 6 BEDROOM + MAIN FLOOR DEN | 5 FULL WASHROOM | 2 BEDROOM LEGAL-SUITE BASEMENT | SPICE KITCHEN | OVER SIZED GARAGE | 3500 + SQFT OF LIVING SPACE | HEAVILY UPGRADED HOME | 2 MASTER BEDROOM | MAIN FLOOR FULL WASHROOM | PRIME LOCATION. Welcome to this stunning 6-bedroom, 5-bathroom home offering over 3,500 sqft of luxurious living space in the sought-after community of Saddleridge! Designed for both elegance and functionality, this home features a grand open-to-below entrance, where you're greeted by a breathtaking chandelier that sets the tone for luxury. The main floor boasts two spacious living rooms, perfect for hosting guests or creating separate formal and casual gathering spaces. A versatile den/home office is located on the mainfloor which can be used as a bedroom and a full bathroom add's flexibility to accommodate any lifestyle. The chef's dream kitchen is fully upgraded with built-in appliances, massive kitchen island, quartz countertops, underlit cabinetry, and an oversized spice kitchen equipped with a gas range and space for an extra fridge— this is ideal for all your cooking needs! On the upper level, you'll find 4 well-appointed bedrooms with a mass amount of space, including two luxurious master suites with spa-like ensuites. The upstairs bonus room is perfect for movie nights, entertainment, or a kids' play area, and the convenient upstairs laundry room with a sink makes everyday living effortless. The 2-bedroom LEGAL-SUITE basement, features large windows, generous storage, and an open-concept layout that brings in plenty of natural light. Additional highlights include underlit stairs, built-in wall features, elegant glass railings, and premium finishes throughout. The large windows flood the home with natural light, enhancing its warm and inviting ambiance. This home Located close to shopping centers, major roadways, parks, and transit, this home offers both convenience and luxury living. Don't miss this rare opportunity—schedule your private showing today!

Inclusions: **None**
 Property Listed By: **RE/MAX West Real Estate**

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











