



THE
A-TEAM

**RE/MAX
FIRST**

76 SADDLEBROOK Place, Calgary T3J 5M3

MLS®#: **A2196236** Area: **Saddle Ridge** Listing Date: **02/22/25** List Price: **\$579,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **4,047 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Pie Shaped Lot**
 Park Feat: **Off Street,Parking Pad**

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Bidet,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: Zoning: **R-2M**
Fee Simple
 Legal Desc: **0512147**

Remarks

Pub Rmks: **Welcome to this fully renovated semi-detached home in a well-known community of Saddle Ridge. Nestled in a serene Cul-de-sac, close to parks, playgrounds,**

schools, shopping plazas, walking distance to bus stop and close to Saddletowne C-Train station. The main floor offers an open living room with a featured wall, powder room, stacked laundry, spacious kitchen with high glossy cabinets, stainless-steel appliances, superior calculus quartz countertops with premium granite black sink, featured wall dining room with a leading door to the beautiful gazebo on the deck. Upper floor has a spacious master bedroom with two windows to give you abundant sunshine. It also includes 4pc ensuite and a walk-in closet. Upper-level features two more bedrooms with a common 4pc bathroom. This property is loaded with upgrades such as zebra blinds, LED lights, chandeliers, featured walls, vinyl flooring, etc. Fully finished one-bedroom basement suite (illegal) with a separate exterior entrance and newly poured concrete walkway. There is an electric fireplace in the basement rec room to keep your family warm and cozy during winters. The backyard is fenced and landscaped with a shed in the corner. With a total finished area of approx. 1860 sq ft inclusive above and below grade, it is one of the best opportunities for first time home buyers, investors and growing families. It's your time to act fast and call your favourite realtor today to book a private showing.

Inclusions:

N/A

Property Listed By:

PREP Realty

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







