



THE
A-TEAM

**RE/MAX
FIRST**

48 SADDLEBACK Way, Calgary T3J 4K4

MLS®#: **A2197664** Area: **Saddle Ridge** Listing Date: **02/26/25** List Price: **\$659,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **4,208 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,156**
 Low Sqft:
 Ttl Sqft: **1,156**

DOM

1
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,Corner Lot,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **0010372**

Remarks

Pub Rmks: **STUNNING FULLY RENOVATED 2-STOREY HOME ON A BEAUTIFUL CORNER LOT WITH DOUBLE ATTACHED GARAGE! Welcome to this exceptionally upgraded and**

meticulously maintained 2-storey corner lot home, offering modern upgrades, elegant finishes, and a fantastic location in the heart of Saddleridge. This South-facing gem boasts over 1580 sq. ft. of total living space, featuring 4 bedrooms, 3.5 baths, and a finished basement—ideal for growing families ! As you step inside, you're greeted by a bright foyer that sets the tone for the entire home. The open-concept living and dining area is flooded with natural light, creating an airy and inviting atmosphere. The gourmet kitchen has been fully upgraded with high-end stainless steel appliances, including a built-in microwave and range hood, premium quartz countertops, stylish backsplash, full-height cabinetry for ample storage, and a spacious island and breakfast bar—perfect for casual meals or entertaining. The dining area seamlessly connects to a large deck, ideal for summer BBQs with family and friends. The living room features a custom brown Kitterman floating entertainment center, creating a cozy space to relax and enjoy weekend movie nights. A fully renovated half-bathroom on the main floor adds convenience. Upstairs, the primary/master bedroom is South-facing, allowing natural light to fill the room, and includes a 3-piece ensuite with a modern vanity and walk-in shower, as well as a walk-in closet with ample storage. Two additional spacious bedrooms offer large windows and closet space. A fully renovated 3-piece bathroom serves the additional bedrooms, designed with modern fixtures and finishes. The fully developed basement offers incredible additional space, perfect for guests or a multi-generational family. It features a large recreation room—ideal for entertaining, a home gym, or a play area—an additional bedroom, and another fully renovated 4-piece bathroom with stylish tile work and fixtures. Outside, the home is beautifully landscaped and fully fenced for privacy and safety. The large deck extends your living space outdoors, perfect for summer BBQs and family gatherings. The double attached garage provides ample parking and storage. This home is situated in one of the best locations in Saddleridge, offering unmatched convenience. It's just a 3 to 5-minute walk to Saddleridge LRT Station—perfect for commuters—and also just a 3 to 5-minute walk to both High School and Junior High School, making it ideal for families with kids. You're also only a 5-minute walk to a major shopping center, including banks, grocery stores, restaurants, and other essential services. This turnkey home has been completely renovated and is ready for new owners. Whether you're looking for a family home or an investment property, this beauty won't last long! Book your private showing today and see the incredible value this home offers!

Inclusions:

Property Listed By:

0

MaxWell Central

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









