

199 SADDLECREST Grove, Calgary T3J2K4

Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray	
				General In		DOM	



eral Informatior	<u>1</u>			DOM		
Туре:	Residential			7		
Туре:	Detached			<u>Layout</u>		
Town:	Calgary	Finished Floor Ar	ea	Beds:	8 (53)	
Built:	2024	Abv Sqft:	2,706	Baths:	6.0 (6 0)	
<u>nformation</u>		Low Sqft:		Style:	2 Storey	
Sz Ar:	3,450 sqft	Ttl Sqft:	2,706			
Shape:				Parking		
				Ttl Park:	4	
				Garage Sz:	2	
ess:				Gurage 52.	£	
eat:	Pack Vard Pack	an to Park/Groon Sr	aco City Lot			
	Back Yard,Backs on to Park/Green Space,City Lot					
Feat:	Double Garage /	Attached				

Utilities and Features

Roof:Asphalt ShingleHeating:Forced AirSewer:Ext Feat:Other				Construction: Vinyl Siding,Wood Frame Flooring: Carpet,Tile,Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete							
Kitchen Appl: Int Feat:		Built-In Oven,Built-In Refrigerator,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings Chandelier,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan									
Utilities:		enundenenjiktenen	isiana, no Annua Home, no Shioking I								
				Room Information							
Room		Level	Dimensions	Room	Level	Dimensions					
3pc Bathroom		Main	9`8" x 4`10"	Dining Room	Main	10`11" x 7`1"					
Family Room		Main	13`8" x 14`11"	Kitchen	Main	10`3" x 14`4"					
Spice Kitchen		Main	9`9" x 5`0"	Living Room	Main	13`8" x 21`5"					
Mud Room		Main	9`9" x 5`7"	Bedroom	Main	9`9" x 10`0"					
3pc Ensuite bat	th	Second	4`11" x 8`4"	4pc Ensuite bath	Second	8`0" x 4`11"					
5pc Ensuite ba	th	Second	9`11" x 9`8"	Bedroom	Second	11`7" x 10`6"					
Bedroom		Second	13`7" x 14`11"	Bedroom	Second	11`6" x 10`9"					

Laundry Bedroom - Primary 4pc Bathroom Bedroom Bedroom Kitchen Game Room	Second Second Basement Basement Basement Basement Basement	7`10" x 5`3" 13`9" x 14`3" 8`5" x 4`11" 9`7" x 12`10" 8`5" x 11`5" 13`8" x 9`5" 13`8" x 9`3"	Loft Storage 4pc Bathroom Bedroom Kitchen Laundry Furnace/Utility Room Legal/Tax/Financial	Second Second Basement Basement Basement Basement Basement	12`0" x 13`8" 3`11" x 4`1" 4`11" x 7`10" 10`1" x 11`0" 14`0" x 5`2" 10`2" x 3`5" 8`5" x 9`0"
Title:		Zoning:			
Fee Simple		R-G			
Legal Desc:	2310592				
			Remarks		
Pub Rmks:	3800+ sq. ft. of living or a savvy investor, t High-end finishes thr floor features a spaci stainless steel applia appointed bedroom a	space offers 8 bedrooms, 6 full b his property is designed to meet a oughout include engineered hardv ous living room, a cozy family roo nces, quartz countertops, and a se nd full bathroom on the main floo	athrooms, and an ideal blend of lavisl all your needs. As you step into the gr vood floors, elegant tiles, and sleek g m, and a dining area that flows effort eparate spice kitchen with pantry, thi r further enhance the home's versatil	h living space and investme rand foyer, the open-to-belo lass railings, highlighting t lessly into the gourmet che s space is perfect for both ity, ideal for multi-generati	nenities. This magnificent home offering ent potential. Whether you're a large family ow design makes a striking first impression. he modern opulence of this home. The main if's kitchen. Equipped with top-of-the-line everyday meals and entertaining. A well- ional living. Upstairs, you'll find 4 generously treat, with a stunning feature wall and a spa-

opportunity to own this exceptional home! N/A RE/MAX iRealty Innovations

like 5-piece ensuite. The real highlight of this home is the two separate finished basements, each offering privacy, comfort, and excellent rental income potential. The 2-bedroom basement and 1-bedroom basement each have their own kitchens, living areas, bedrooms, and full bathrooms. Whether you choose to rent them out or keep one for personal use, they offer unmatched flexibility. This brand-new home is ideally located with quick access to Metis Trail NE, just a 7-minute drive from the airport, ensuring easy commuting. Experience the ultimate combination of luxury and income potential in this one-of-a-kind property. Don't miss out on the

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

Inclusions:

Property Listed By:











