



THE
A-TEAM

**RE/MAX
FIRST**

200 SADDLEBROOK Circle, Calgary T3J0K8

MLS®#: **A2199432**

Area: **Saddle Ridge**

Listing Date: **03/06/25**

List Price: **\$649,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 10-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar: **3,584 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,671**
Low Sqft:
Ttl Sqft: **1,671**

DOM

40

Layout

Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Interior Lot,Landscaped,Lawn,Level,Low Maintenance
Landscape,Private,Rectangular Lot
Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Storage**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Quartz Counters,Separate Entrance,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`11" x 12`11"
Dining Room	Main	9`6" x 9`0"
2pc Bathroom	Main	6`6" x 5`11"
Bedroom	Upper	12`7" x 12`4"
Walk-In Closet	Upper	8`1" x 5`1"
Bedroom	Upper	9`10" x 8`10"
4pc Bathroom	Upper	8`1" x 4`11"

Room	Level	Dimensions
Kitchen	Main	14`4" x 9`8"
Nook	Main	12`4" x 8`6"
Laundry	Main	6`0" x 3`1"
4pc Ensuite bath	Upper	8`1" x 7`10"
Bedroom	Upper	9`10" x 8`10"
Bedroom	Upper	14`11" x 8`11"
Kitchenette	Lower	9`9" x 8`0"

Nook Bedroom	Basement Basement	7`8" x 7`6" 12`6" x 10`2"	Bedroom 4pc Bathroom	Basement Basement	11`10" x 9`8" 7`6" x 4`11"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: RC-1			
Legal Desc:		0812837		Remarks	
Pub Rmks:		Here is a highly functional layout, perfect for those seeking a property that offers multi-generational living space, including a rare 6 BEDROOMS AND 4 BATHS! The top floor features a master bedroom with its own private ENSUITE BATH and WALK-IN CLOSET. Additionally, there are three more bedrooms upstairs and a 3-PIECE BATH, completing the upper level. The main floor is spacious and includes a comfortable front sitting room, an UPGRADED KITCHEN with new QUARTZ COUNTERTOPS and STAINLESS STEEL APPLIANCES, as well as a spacious dining area and breakfast nook. Heading to the basement, you'll find a 2-BEDROOM, 1-BATH ILLEGAL BASEMENT SUITE with a private entrance. This space is ideal for multi-generational living or future revenue potential. With a recently REPLACED ROOF and SIDING, as well as interior renovations, this home is in excellent condition for the discerning buyer. Recent interior UPDATES and RENOVATIONS include NEW CARPET, PAINT, and COUNTERTOPS, presenting the home in a like-new condition! The SUNNY SOUTHWEST-FACING BACKYARD is fully fenced and offers private parking with ample space for a future double garage. This home has been both SMOKE-FREE and PET-FREE. Located in the premier NE community of Saddle Ridge, this property provides quick access to Stony Trail, PUBLIC TRANSIT/LRT, and the Genesis Center, as well as all levels of schools and shopping.			
Inclusions:		Basement suite electric stove & refrigerator			
Property Listed By:		2% Realty			

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





