



THE
A-TEAM

**RE/MAX
FIRST**

8 SADDLEBROOK Landing, Calgary T3J0L5

MLS® #: **A2199857**

Area: **Saddle Ridge**

Listing Date: **03/10/25**

List Price: **\$769,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,853 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,107**

Low Sqft:

Ttl Sqft: **2,107**

DOM

4

Layout

Beds: **7 (5 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Lake
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground,Private Entrance**

Construction:

Asphalt,Concrete,Vinyl Siding

Flooring:

Ceramic Tile,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island,Separate Entrance

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`6" x 9`7"	Den	Main	11`1" x 13`0"
Kitchen With Eating Area	Main	11`1" x 13`0"	Living Room	Main	15`0" x 9`7"
Bedroom - Primary	Second	15`3" x 13`5"	5pc Ensuite bath	Second	9`2" x 12`11"
Bedroom	Second	10`8" x 8`11"	Bedroom	Second	10`8" x 8`11"
Bedroom	Second	10`8" x 9`0"	Bedroom	Second	15`8" x 11`11"
4pc Bathroom	Second	9`6" x 5`10"	Bedroom	Basement	10`9" x 15`4"
4pc Bathroom	Basement	6`6" x 12`11"	Living Room	Basement	12`10" x 11`8"

Bedroom	Basement	8`7" x 9`10"	Kitchen Legal/Tax/Financial	Basement	5`0" x 12`1"			
Title: Fee Simple Legal Desc:	0815354	Zoning: R-G	Remarks					
Pub Rmks:	Discover the perfect blend of modern elegance and natural beauty in this exceptional Saddlebrook home. Boasting approximately 2,107 sq. ft. of bright and airy open-concept living space, this west-facing property offers breathtaking views of the adjacent green space, walking path, and tranquil water pond. Ideal for growing families, this spacious home features 7 generously sized bedrooms and 3.5 bathrooms, providing plenty of room for relaxation, entertainment, and everyday living. The walkout basement adds versatility and potential, while the sun-soaked west-facing backyard enhances the home's charm, making it perfect for enjoying Calgary's stunning sunsets. This rare find is an incredible opportunity for buyers looking to secure their dream home in a highly desirable location. Don't miss out on this gem—reach out today for more details!							
Inclusions: Property Listed By:	none Diamond Realty & Associates LTD.							

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









