



THE
A-TEAM

**RE/MAX
FIRST**

8227 SADDLERIDGE Drive, Calgary T3J 4K7

MLS®#: **A2203269**

Area: **Saddle Ridge**

Listing Date: **03/17/25**

List Price: **\$649,900**

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: **3,659 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,524**

Low Sqft:

Ttl Sqft: **1,524**

DOM

27

Layout

Beds: **5 (3 2)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Humidifier,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Laminate Counters,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`1" x 12`4"
Dining Room	Main	13`4" x 11`5"
Bedroom - Primary	Upper	20`1" x 11`5"
Bedroom	Upper	11`7" x 9`11"
Bedroom	Lower	10`11" x 10`2"
4pc Ensuite bath	Upper	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	18`10" x 14`3"
Laundry	Main	8`10" x 5`11"
Bedroom	Upper	12`5" x 11`10"
Game Room	Lower	27`0" x 11`8"
Bedroom	Lower	10`1" x 7`7"
4pc Bathroom	Upper	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0010372

Remarks

Pub Rmks: **Investors and first time home buyers alert! This luminous and inviting residence is perfectly positioned on a picturesque lot in the highly sought-after Saddle Ridge community, renowned for its abundant amenities. Step into an open-concept design where the living room, highlighted by a cozy gas fireplace, seamlessly flows into the breakfast nook and kitchen. For added convenience, this level also features a laundry area and a stylish 2-piece bathroom. Upstairs, discover three generously sized bedrooms accompanied by two pristine full bathrooms, ensuring comfort for the entire family. The fully finished basement expands your living space with two additional bedrooms, perfect for guests or a growing family. The expansive backyard offers an idyllic setting for gatherings, barbecues, or simply basking in the sun. Enjoy unparalleled access to essential amenities, including the LRT station, Genesis Centre, reputable schools, community parks, playgrounds, and a variety of grocery stores. Commuting is a breeze with nearby routes like Metis Trail, Deerfoot Trail, and Stoney Trail. Seize this opportunity to own a remarkable home in Saddle Ridge and book your private showing today!**

Inclusions:
Property Listed By: **N/A**
PREP Realty

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









