



**GRASSROOTS**  
REALTY GROUP

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**6211 Saddlehorn Drive NE**  
**Calgary, Alberta**

**MLS # A2216120**



**\$650,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,372 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Central
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Chandelier, Closet Organizers

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** NA

Welcome to this Beautifully RENOVATED 5 Bedroom home in a GREAT LOCATION. This lovely home in the heart of NE Calgary has a Bus stop right across the street And only 7 mins walking distance to the TRAIN Station!! Close proximity to Genesis Centre. And as well as short walking distances to all Levels of Schools, shopping, playgrounds and Parks. The home also features an Illegal 2 bedroom SUITE with a SEPARATE ENTRANCE!! You will be pleasantly impressed the moment you walk into this home. Great layout with total of 5 bedrooms & 3.5 bathrooms with a fabulous flow for everyday living and entertaining. You will love the updates including, NEW ROOF, NEW Luxury Laminate flooring, NEW Kitchen, Updated baths and vanities with new Quartz counter tops, brand new paint, New Electric Fire place with beautiful feature wall, Amazing New LED Lighting and Chandeliers, and more! Impeccably clean home with a modern & functional floor complimented by abundance of natural light throughout adding to the beauty of the design. The modern New KITCHEN boasts of NEW Beautiful Rich Quartz counter tops with Island Bar and same beautiful New Backsplash, New Sink and faucets, Modern high gloss cabinetry & stainless Steel appliances. Through the patio doors you step into a nice, good size Stone Patio perfect for Entertaining. The HUGE Backyard also comes with an Alley access with enough room for RV parking. Up the stairs to the second floor where you find good size 3 bedrooms with the Primary bedroom featuring brand New Magnificent ENSUITE bathroom. Down the stairs to the finished basement featuring a SEPARATE ENTRANCE, 2 Bedrooms, Kitchen with counter tops, living area, Separate Laundry and bathroom. To finish up is a Double Attached insulated Garage the comfort of warm vehicles. A Great Place to call Home!! Check out our

3D VIRTUAL TOUR to ease your decision making process- Be sure to navigate on the floor plan on the tour to view all the 3 floors