



GRASSROOTS
REALTY GROUP

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66 Saddlecrest Terrace NE
Calgary, Alberta

MLS # A2226401



\$664,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,544 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Fireplace(s), Floor Furnace	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Shelving in the main floor laundry room, shelving in the garage		

ONE OF THE LARGEST MODIFIED BI-LEVELS IN THE COMMUNITY | WALKOUT BASEMENT 2 BED LEGAL SUITE (MORTGAGE HELPER) | STEPS TO SADDLERIDGE ELEMENTARY SCHOOL | 5 BEDROOMS | 3 BATHROOMS | Welcome to this beautiful FRONT DRIVE bi-level home. The entrance will make you feel welcomed with OPEN TO ABOVE ceiling, On the main floor, you will find two generous sized bedrooms, living room with gas fireplace, dining room, UPDATED kitchen, main floor laundry and a 4-pc bath. The kitchen was recently updated with QUARTZ countertops, soft close cabinets and drawers and a corner pull-out drawer. The CORNER PANTRY makes it easy to store all your spices and everyday use items. The LARGE centre island is great for additional counter space along with space to setup for a breakfast bar. The upper floor PRIMARY BEDROOM has its own walk-in closet and 4-pc bath with separate tub & standing shower. Head down to the basement to the SEPARATE LIVING SPACE LEGAL SUITE with 2 generous sized bedrooms with each their own walk-in closets, separate kitchen, separate laundry, 3-pc bath and WALKOUT entrance. The basement features 9 FEET CEILINGS and OVERSIZED windows which gives you the impression you are still on the main level of the house! RECENT UPGRADES: main floor kitchen, bathroom vanities, roof shingles, vinyl siding, carpet, light fixtures, paint, window blinds, and landscaping! The double car garage is great to park your large vehicles and store away your seasonal equipments and all your tools. The HUGE TWO-TIER deck in the back is perfect for entertaining guests and enjoy the beautiful sunsets. This home is perfectly located STEPS from Saddle Ridge Elementary school, multiple bus stops, multiple parks, Saddle Towne Circle and Genesis Centre. Call to book your private tour!

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