



**GRASSROOTS**  
REALTY GROUP

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**125 Saddlelake Green NE**  
**Calgary, Alberta**

**MLS # A2226705**



**\$754,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,660 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Parking		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Baseboard, Electric, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Vinyl Windows		

**Inclusions:** Electric Range, Refrigerator, Hood Fan

Welcome Home! This beautiful 2 storey home that has a basement with a legal suite is perfect for families that need 3 bedrooms upstairs and want to use the basement for either extended family or as a rental unit. This home has just been freshened up with new countertops and bright new paint throughout. With 1660 feet above grade and a GREAT FLOOR PLAN, you have lots of room for your family to live in comfort while the spacious 2 bedroom basement SUITE with a SEPARATE ENTRANCE gives plenty of options whether you want to use it for extra room of your own or maybe you're an investor looking for a way to bring in some rental income? (Transit is close too.) The large, private, fenced backyard and deck are great for summer entertaining or relaxing. Kids? A huge greenspace and park across the street, with another one just a few blocks away. Saddle Ridge has parks, schools, shopping centers and easy access to public transit and the ring road. Find your way home or add to your investment portfolio. Call today to see it for yourself.