



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

31 Saddlemont Manor NE
Calgary, Alberta

MLS # A2236171



\$665,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,725 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	No Animal Home, Pantry, See Remarks		

Inclusions: N/A

Finally the home you have been waiting for open concept of living space! The pictures above are from when the house was empty. The house is now furnished, but it looks exactly the same. No changes done! The GRANDE foyer boasts high CATHEDRAL ceilings, BEAUTIFUL rod iron railing. The dinning room is perfect for formal dinners or family gatherings. The NEW LAMINATE FLOORING will lead you into the OPEN kitchen and family room. The South West facing PIE SHAPE yard with a MASSIVE DECK is perfect for entertaining and keeping the kids or pets safe and active. The second floor features 2 bedrooms, one full bathroom, and an enormous master bedroom with full ensuite and walk in closet. Save the best for last, a SEPARATE PRIVATE ENTRANCE to the FULLY DEVELOPED basement. NEW TILE floors, 2 large bedrooms with large windows, 1 bathroom and large living area is a great start. All it needs is your style of kitchen.. New Furnace New Roof 2025 Central Air Conditioned. Basement is currently rented to 3 students for \$1,350/monthly including utilities. Please Book your showing today!