



GRASSROOTS
REALTY GROUP

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35 Saddlehorn Crescent NE
Calgary, Alberta

MLS # A2243647



\$709,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,916 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.01 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island | | |

Inclusions: none

All Welcome open house Saturday Aug 2 (11-2PM) One of the largest houses on the Crescent! Super convenient location! Legal basement suite with 2 bedrooms, separated entrance AND separated laundry! New roof and new Premium-colored Vinyl Siding 2021! New garage door 3 years ago, and a Side walk! Walking distance to everything: LRT, express bus and buses, schools, Genesis Sport Center, the huge Saddle town e Circle with Banks, Shopper Drug Mart, Chalo Fresh Grocery store (East Indian food), Medical clinic/pharmacies/Dentist, restaurants, and many different stores. Main floor: kitchen with large center island open to dinning, living, office/formal dining, and half-bath with laundry set. Tiles in kitchen and half-bath. Like-new high quality Costco laminate floor in living and office areas. Upstairs: Four bedroom (The huge 4th bedroom can be converted to pray room if preferred). Master bedroom has large en-suite and walk-in closet. En-suite has 2-person jet tub, double sink, and shower with glass door. Three more bedrooms, another full-bath, and large hallway finish this level. Excellent long-term tenants take care of the property like their own home. They pay \$1650 on a 3-year contract (Dues Jan. 2023). Tenants want to stay. Rent can be re-negotiated at the renewal. Basement: legal suite with separated laundry, separated side entrance, 2 bedrooms, full bath. Kitchen opens to living area. Great long-term tenants want to stay. Legal suite with current rent of \$950 will help with mortgage qualification. Back yard: Deck with glass railing and roof, parking for RV trailer/ boat up to 21-23' in length. Bonuses: Fenced. Back lane (Extra parking, back yard access for vehicle/boat/RV). Side walk to large pond with walk way system, buses, and Peter Lougheed Jr. High School (All are within sight from the back yard).

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