

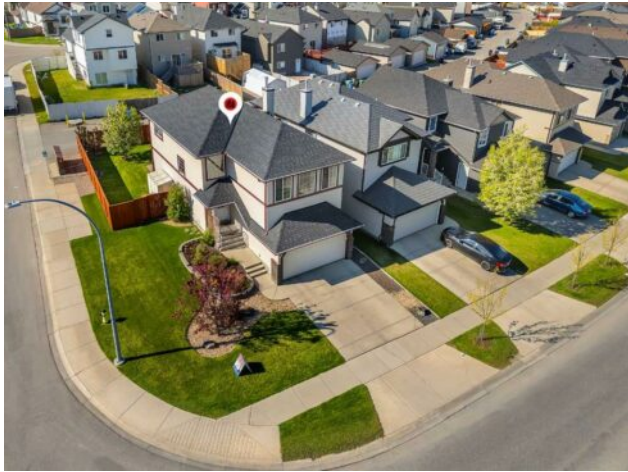


GRASSROOTS
REALTY GROUP

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214 Saddlemont Boulevard NE
Calgary, Alberta

MLS # A2244109



\$649,888

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,801 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: n/a

Shows 10/10 in an outside. You will be impressed as soon you arrive. Beautifully landscaped and fenced corner lot, Paved back lane lots of extra parking around the house. South back yard. Main floor grand foyer high ceilings. Very open and spacious kitchen with lots of counter space, cupboards, central island and walk-in pantry, breakfast nook looking into a very good size family room with a gas fire place. Main floor laundry and 1/2 bath room. Upstairs you will find 3 spacious bed rooms, Bonus room 2 full bath rooms. Master bed room has a deluxe ensuite soaker tub and separate shower, Walk in closet. Basement is fully finished with 4th bed room, Rec room and a full bath. Newer shingles and siding, 2 hot water tanks. Great location walking distance to all kind of schools, shopping and LRT. Easy access to Stoney Trail (Ring Road) Hurry call today! OPEN HOUSE SUNDAY 3RD august 1 pm to 4 pm.