



GRASSROOTS
REALTY GROUP

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53 Saddlehorn Close NE
Calgary, Alberta

MLS # A2247141



\$734,999

| | | | |
|------------------|-----------------------------------------------------------------------|---------------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,751 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu | | |

| | | | |
|--------------------|----------------------------------------------------------------------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Concrete, Stone, Stucco | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s) | | |

Inclusions: NA

Welcome to this beautifully renovated 1,750 sq. ft. front-attached garage home with an additional 642 sq. ft. illegal basement suite, offering a total of 5 bedrooms including a 1-bedroom basement currently rented for immediate mortgage help. The main floor boasts two bright living areas, including a family room with a custom TV and fireplace wall, a modern kitchen with quartz countertops, stainless steel appliances, built-in microwave and chimney hood fan. This property has been fully updated with new flooring, modern kitchen and bathrooms, stylish railings, upgraded lighting, redesigned laundry room with cabinets and Shelving, MDF shelving in closets. A stunning basement featuring a spacious bedroom, large rec/living room with feature wall, full kitchen, separate laundry and private exterior entry. The exterior offers an attractive stucco finish, a good sized deck, landscaped and fully fenced backyard with alley access. Ideally located near Saddlehorn LRT Station, bus stops, grocery stores, registry, parks, major schools and Guru ghar. This move in ready home is perfect for families or investors. Do not miss, book your private showing today!