



**GRASSROOTS**  
REALTY GROUP

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**140 Saddlehorn Crescent NE**  
**Calgary, Alberta**

**MLS # A2247184**



**\$648,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,749 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

<b>Inclusions:</b>	N/A
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VERY NICE AND FULLY DEVELOPED TWO- STOREY HOME WITH DOUBLE FRONT ATTACHED GARAGE. MAIN FLOOR HAS SEPERATE LIVING ROOM AND FAMILY ROOM, KITCHEN AND DINING AREA, FIRE-PLACE IN FAMILY ROOM, UPPER FLOOR HAS 3 BEDROOMS PLUS BONUS ROOM, UPPER FLOOR LAUNDRY. MASTER BEDROOM WITH 4 PCE ENSUITE. BASEMENT IS FULLY DEVELOPED WITH REC ROOM, WET BAR, ANOTHER BEDROOM AND 4 PCE BATH. THIS HOME HAS TOTAL OF 4 BEDROOMS AND 3.5 BATHS. GREAT LOCATION WHICH IS CLOSE TO ALL THE AMENITIES LIKE SCHOOLS, SHOPPING. TRANSIT, LRT AND OTHER AMENITIES.