



GRASSROOTS
REALTY GROUP

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143 Saddleland Crescent NE
Calgary, Alberta

MLS # A2247821



\$789,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,144 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions: Basement Goods: Refrigerator, Electric stove, Washer, Dryer, Hood fan.

Prime Corner Lot in Saddleridge – Spacious Family Home with Income Potential. Located in the highly sought-after community of Saddleridge, this beautiful corner-lot home offers plenty of extra parking and a 9-foot ceiling on the main floor. The upper level features four generous bedrooms, while the main floor boasts a large family room, formal living room, and a versatile den. Enjoy hardwood flooring, granite countertops, and a master bedroom with a full ensuite. Step outside to a large deck with stunning views. The fully finished basement comes with a separate side entrance and its own laundry, currently rented for extra income. Close to all amenities, including schools, shopping, and bus stops. Don’t miss your chance to own this exceptional home in a fantastic location!