



GRASSROOTS
REALTY GROUP

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151 Saddlehorn Close NE
Calgary, Alberta

MLS # A2251362



\$684,600

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,761 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

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:	N/A
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****OPEN HOUSE this SAT, Sep 20th at 1-4PM****Ready to move in. Clean and well maintained Two storey home in Saddle ridge. The main level consists of an open plan with hardwood floors, and large windows that bring in tons of natural sunlight. The kitchen is a Chef's delight offering upgraded STAINLESS STEEL APPLIANCES, a corner pantry plus QUARTZ COUNTERTOP and a large center island that overlooks the huge living room with a cozy gas fireplace. Completing the main level is a 2pc bath, laundry area and a good sized dining room. The Master retreat comes with a walk-in closet, and 5pc ensuite. Two additional bedrooms, 4pc bath and big bonus room complete the upper level. The fully finished one bedroom illegal suite is bright and spacious, flex room, 4-piece bathroom, separate entrance and plenty of natural light ideal for family or rental income. Ample parking, and walking distance to schools, parks, shopping, and all amenities. The double attached garage completes the package. Schedule a viewing today!