



**40 saddlefield Road NE  
Calgary, Alberta**

**MLS # A2262322**

**\$589,000**



<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	See Remarks		

**Inclusions:** none

Welcome to this FULLY DEVELOPED 3-BEDROOM BI-LEVEL Home with a SPACIOUS 2-BEDROOM LEGAL BASEMENT SUITE & DOUBLE DETACHED GARAGE in Saddleridge! Ideal for investors seeking decent rental cash flow or first-time home buyers looking to accelerate their mortgage payments with a basement rental and living on main. The main floor boasts a vaulted ceiling, a cozy living room, and an open-concept kitchen adjacent to the dining room. There are 3 spacious bedrooms, including a primary bedroom, and a 4-piece bath completes this level. The spacious and bright basement features laundry room, 2 bedrooms, a large family room (with potential to add a 3rd bedroom), a dining area, a 4-piece bath, and a 2nd kitchen in the LEGAL SUITE. Out back, enjoy the convenience of a double detached garage and a paved back lane. This home is located on a quiet street yet close to all amenities: transit, Saddletowne LRT, shopping, schools, parks, playgrounds, the airport, downtown, and major highways.