

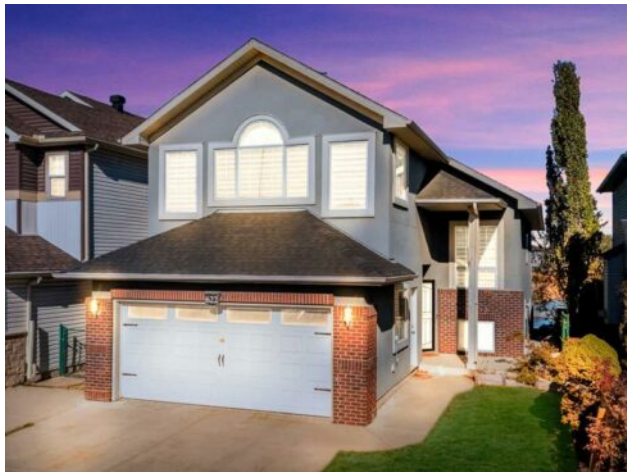


GRASSROOTS
REALTY GROUP

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622 Saddlecreek Way NE
Calgary, Alberta

MLS # A2264247



\$675,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,573 sq.ft.	Age:	2001 (24 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Nestled in a tranquil setting, this expansive bi-level home offers an ideal combination of comfort and convenience. Featuring a total of six bedrooms and three full bathrooms, this property is perfect for large families, those who love to entertain, or households with extended family members. The main level boasts three bedrooms, while a spacious suite (illegal) in the basement hosts three additional bedrooms, providing the perfect accommodations for multi-generational living or long-term guests. Located in a highly sought-after neighborhood, this property is just moments away from schools, lush parks, and a variety of shopping options. The serene pond at the rear of the property creates a private oasis, perfect for relaxation and enjoying nature. With its prime location, ample living space, and versatile layout, this bi-level home presents a rare opportunity for those seeking a great home in an exceptional setting. The basement suite (illegal) adds an extra layer of flexibility, making it ideal for extended family arrangements or potential rental income(pending approval from the municipality). Don't miss your chance to make this lovely and accommodating property your own! A "Schedule A" must accompany offers to purchase.