



**GRASSROOTS**  
REALTY GROUP

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**171 Saddlemead Green NE**  
**Calgary, Alberta**

**MLS # A2269873**



**\$505,000**

|                  |                                                                |               |                   |
|------------------|----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                              |               |                   |
| <b>Style:</b>    | 2 Storey                                                       |               |                   |
| <b>Size:</b>     | 1,248 sq.ft.                                                   | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 3                                                              | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street                                                     |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot |               |                   |

|                    |                          |                   |     |
|--------------------|--------------------------|-------------------|-----|
| <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>   | 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           |                   |     |

**Inclusions:** none

VERY NEAT AND CLEACN GORGEOUS FAMILY HOME.SOME OF THE FEATURES ARE 3 BEDROOMS ON THE UPPER LEVEL.2.5 BATHS AND IS IDEALLY LOCATED WITHIN WALKING DISTANCE TO SCOOLS,PARK,,PLAYGROUND,SHOPPING AND TRANSIT.THE COZY LIVING ROOMS FEATURES FULL BAY WINDOW WITH LARGE WINDOWS AND EXTENDS THE SAME TO THE MASTER BEDROOM ABOVE,2 MORE BEDROOMS AND FULL BATH COMPLETE THE UPPER LEVEL.KITCHEN WITH STAINLESS STEEL APPLIANCES AND A CENTER ISLAND WITH EATING BAR..THE PARTIALLY FINISHED BASEMENT WITH 4 PCE BATH..IT IS VACANT FOR QUICK POSSESSION AND VERY EASY TO SHOW ANY TIME.