



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**78 Saddlecrest Place NE  
Calgary, Alberta**

**MLS # A2279045**



**\$419,500**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Other, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Other	<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		

<b>Inclusions:</b>	N/A
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The property has fire damaged in the kitchen area (all the drywall was removed). The seller tried to restore it by himself but he changed his mind and he wanted to sell it. Property is sold "AS IS-WHERE IS"