

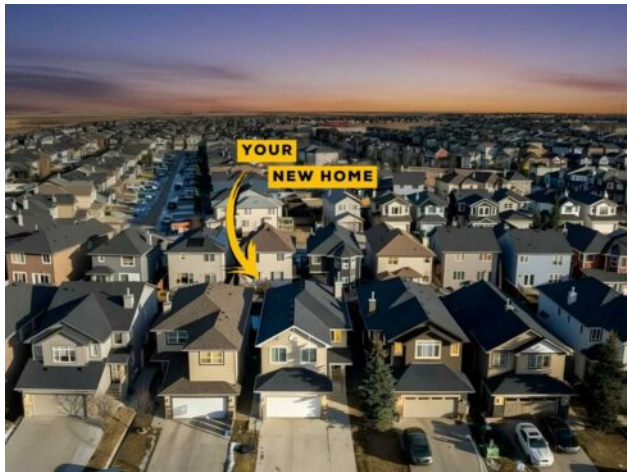


**GRASSROOTS**  
REALTY GROUP

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**138 Saddlecrest Way NE**  
**Calgary, Alberta**

**MLS # A2281095**



**\$760,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,221 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** NA

Welcome to this spacious, move-in ready family home that offers plenty of room for everyone, plus a legal 2 bedroom basement suite to help reduce your monthly mortgage payments! Whether you're accommodating a growing family or looking for added income, this home checks all the right boxes. It's ideally located close to restaurants, shops, and everyday amenities, while being just 10 minutes from the Calgary airport! The welcoming main floor is designed for comfortable everyday living and entertaining, featuring a spacious living room, formal dining area, a separate breakfast nook, and an additional family room, giving everyone plenty of space to spread out. This level also includes a main floor bedroom and 3 piece bathroom great for guests or extended family. The home has been freshly painted and updated with new laminate flooring, while a new roof adds peace of mind for years to come. On the upper level, you will find 4 comfortable bedrooms, upstairs laundry plus a large west facing bonus room! With 7 total bedrooms and 4 full bathrooms there's no shortage of space for families of all sizes. Parking is easy with a double front attached garage and an extended driveway, giving you lots of space for vehicles and guests. Set in a family friendly neighbourhood close to schools and parks, this home offers the space, flexibility, and everyday convenience making it the perfect family home!