



**34 Saddlecrest Crescent NE
Calgary, Alberta**

MLS # A2287548



\$680,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,042 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: none

2 BEDROOM LEGAL SUITE,4+2 BEDROOMS 3.5 BATHS,DOUBLE FRONT ATTACHED GARAGE.CLOSE TO BUS,SCHOOL,FUTURE TRAIN STAION AND SHOPPING,EASY ACCESS TO AIRPORT,STONEY TRAIL AND PARKS..VERY EASY TO SHOW.BASEMENT IS FULLY FINISHED WITH 2 BEDROOM LEGAL SUITE WITH SEPARATE ENTRANCE AND SEPARATE LAUNDRY.SOME OF THE FEATURES ARE 9 FT. CEILING ON THE MAIN,ROUND STAIRS,2 SITTING AREAS ON THE MAIN LEVEL.KITCHEN WITH HUGE RENOVATED ISLAND,FAMILY ROOM WITH GAS FIRE PLACE..BASEMENT IS VACANT UPSTAIRS IS OCCUPIED BUT CAN BE SHOWN WIH SOME NOTICE.