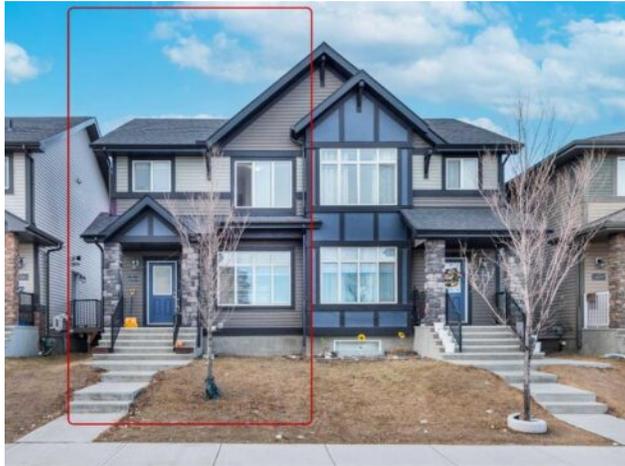




10089 46 Street NE
Calgary, Alberta

MLS # A2288014



\$619,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,469 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: none

welcome to This stunning 2019-built semi-detached home WITH 5 Bed , 3.5 Bath, Illegal basement suite with side entrance comes with 2 card parking pad .This beautiful modern duplex is located in the heart of Saddleridge, the most desired community of Calgary NE. In this highly functional home you are greeted with a bright living area which is open to a well-planned kitchen giving an air of elegance. This modern kitchen is tastefully created with exquisite quartz countertops, beautiful backsplash, and stainless steel appliances. As we make our way up the stairs we find the vast master bedroom with its well sized walk-in closet. Master bedroom is also complemented with a 5-pc ensuite. In addition, on this level we also find 2 spacious bedrooms, and another 4-pc bath. The basement has an illegal-suite, separate entrance, fully developed, and offers 2 decent size bedrooms , living room, full kitchen, 3-piece bathroom, and laundry room. Storage Shed, Beautifully landscaped, gravel pad at the back for your future garage. Easy access to Metis Trail and Stoney Trail. There are many nearby amenities which include shopping, restaurants and medical clinic in close proximity.