



**138 Saddlecrest Park NE**  
**Calgary, Alberta**

**MLS # A2290020**



**\$719,500**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,346 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Over 3,300 of square feet of living space in this fully renovated and updated versatile/family home with 2 dining and living areas plus a bonus room. Great open spacious layout with a beautiful backyard and gazebo - huge mortgage saver with an illegal basement suite and SEPARATE entrance! 6 bedrooms with 4 upstairs (including flex room in basement) and 4 washrooms. This home has it all being close to all important amenities and transportation including LUXURY VINYL PLANK, UPDATED PAINT, STAINLESS STEEL APPLIANCES and UPDATED BASEBOARDS AND TRIMS! The MAIN LEVEL greets you in the SPACIOUS FOYER with a BUILT-IN BENCH that leads you to the FORMAL LIVING ROOM AND DINING ROOM (PERFECT FOR ENTERTAINING GUESTS OR A LARGER FAMILY). The MAIN FAMILY ROOM looks upon the WELL KEPT KITCHEN with PANTRY! The DINING ROOM is BRIGHT AND OPEN and LOOKS UPON YOUR DECK with a Gazebo and garden. There is also a 2PC BATHROOM AND LAUNDRY ROOM on the MAIN FLOOR right NEXT TO THE DOUBLE CAR GARAGE! The UPPER LEVEL FEATURES A HUGE BONUS ROOM PERFECT FOR GAMING OR MOVIE NIGHT! There are 4 spacious bedrooms. There is also an ADDITIONAL 4PC BATHROOM ON THE UPPER LEVEL! Make your way to the ILLEGAL BASEMENT SUITE (Separate ENTRANCE) that features a KITCHEN, FAMILY ROOM, DEDICATED STORAGE ROOM/DEN AND ANOTHER SPACIOUS BEDROOM! The STORAGE/DEN can easily have a WINDOW PUT IN . This home is MINUTES AWAY from the SADDLE RIDGE SCHOOL, LIGHT OF CHRIST SCHOOL AND THE HUGH A. BENNET SCHOOL! The HOME IS ALSO MINUTES AWAY FROM THE Saddletowne , SAVANNA BAZAAR. Easy access to METIS TRAIL, AIRPORT TRAIL AND STONEY

TRAIL.