



**214 Saddlemont Boulevard NE  
Calgary, Alberta**

**MLS # A2292100**



**\$624,888**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,801 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lav		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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>	Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** n/a

OPEN HOUSE SATURDAY 21 FEB 1 PM TO 4 PM. Shows 10/10 in and outside. You will be impressed as soon you arrive. Beautifully landscaped and fenced corner lot, Paved back lane lots of extra parking around the house. South back yard. Main floor grand foyer high ceilings. Very open and spacious kitchen with lots of counter space, cupboards, central island and walk-in pantry, breakfast nook looking into a very good size family room with a gas fire place. Main floor laundry and 1/2 bath room. Upstairs you will find 3 spacious bed rooms, Bonus room 2 full bath rooms. Master bed room has a deluxe ensuite soaker tub and separate shower, Walk in closet. Basement is fully finished with 4th bed room, Rec room and a full bath. Very easy to get a side basement door and Suite it, with permits. Newer shingles and siding 2024, 2 hot water tanks. Great location walking distance to all kind of schools, shopping and LRT. Easy access to Stoney Trail (Ring Road) Hurry call today!. THIS PROPERTY WAS CONDITIONALLY SOLD 3 TIMES EVERYTIME DEALS COLLASPED DUE TO MORTGAGE APPROVAL. PLEASE GET PRE APPROVED 1st. Seller Motivated.