



171 Saddlemead Green NE
Calgary, Alberta

MLS # A2295081



\$485,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,250 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE SUN MAR 29 BETWEEN 2-4PM. This Gorgeous family home offers 3 bedrooms, 2.5 baths and is ideally located within walking distance to Schools, Parks, Playgrounds, Shopping Centre and Saddle Ridge C-Train Station. The cozy living room features a full bay window with large windows and extends the same to the spacious Primary suite above. Two more bedrooms and a 4-piece bath complete the upper floor. The kitchen offers stainless steel appliances and a center island with an eating bar. The interior has been freshly painted in classy modern colours. The partially finished basement with a full 4-piece bath is ready to be completed and could include a 4th bedroom and a large family/rec room, and can be easily suited, plus lots of storage. Some west-facing windows have been replaced, as well as siding and roofing. Enjoy the well-maintained front yard with raised flower beds and the rear yard with a large patio, handy garden shed and lots of parking.