



75 SADDLEBROOK Gardens NE
Calgary, Alberta

MLS # A2129219



\$659,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,537 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Back in to the Market due to Buyers Financing*** EXCELLENT OPPORTUNITY TO OWEN THIS FULL PACKAGE HOUSE IN DESIREABLE COMMUNITY OF SADDLERIDGE NE. THIS 2 STORY HOME WITH VERY FUNCTIONAL FLOOR PLAN. TOTAL 4 GOOD SIZE BEDROOMS, 3.5 BATH ROOMS, 23X24 DOUBLE DETACHED GARAGE, 2 TEAR LARGE DECK. MAIN FLOOR FEATURES LARGE KITCHEN, DINING, LIVING ROOM AND FAMILY ROOM WITH MANTLE AND COZY GAS FIREPLACE WHICH HAS STONE FINISH 2PC BATH KITCHEN WITH ISLAND, PANTRY MAPLE WOOD CABINETS AND LOTS OF STORAGE CAPACITY AND DOOR TO BACK YARD 2 TEAR DECK, OVER SIZE 2 CAR GARAGE. UPPER LEVEL FEATURES 3 VERY GOOD SIZE BED ROOMS, FULL BATH ROOM, MASTER BED ROOM WITH 4PC ENSUITE WALK IN CLOSET CUSTOM MADE DRAPES UP AND DOWN. FULLY FINISHED 1 BED ROOM BASEMENT ILLEGAL SUITE WITH BIG WINDOWS, FAMILY ROOM, BED ROOM ,KITCHEN, BATH ROOM . CLOSE TO PLAY GROUNDS, SCHOOLS, TRANSIT, SHOPPING, GENISIS CENTER. NEW SIDING .ROOF WILL CHANGE BEFORE THE POSSESSION. DON'T WAIT AS THIS IS NOT GOING TO LAST LONGER! BOOK YOUR SHOWING TODAY!