



**112 Saddlecrest Boulevard NE  
Calgary, Alberta**

**MLS # A2134496**



**\$739,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,045 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Interior Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** n/a

Welcome to this fantastic home in the vibrant community of Saddletown, Calgary! This 2-storey FRONT DRIVE house is perfect for growing families, MULTI-GENERATIONAL living, or anyone looking for 2 BEDROOM ILLEGAL BASEMENT SUITE! With 2700+ square feet of total living space, this home offers plenty of room for everyone. In the last 2 years the owner has upgraded this home with NEW CARPETS, PAINT, ROOF, SIDING, INTERIOR and EXTERIOR LIGHTS, NEW FRONT WINDOWS, and NEW STAINLESS-STEEL APPLIANCES. Upstairs you will find 3 SPACIOUS BEDROOMS including a PRIMARY BEDROOM with 5-PEICE ENSUITE. You'll also see a BONUS ROOM perfect for family gatherings, movie nights or kids play area. The basement also offers a open concept living space with 2 bedrooms and 1 full bath. This basement is sure to rent for top dollar in todays rental market. This west-facing house is located close to schools, shopping centers, and major highways, making it a convenient choice for families. Don't miss out on this incredible opportunity to own a versatile and beautifully updated home in Saddletown!