



**GRASSROOTS**  
REALTY GROUP

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**133 Saddlecrest Park NE**  
**Calgary, Alberta**

**MLS # A2141173**



**\$684,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,643 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** N/A

Welcome to your New Home with ILLEGAL BASEMENT Suite and heated garage. This well-kept 5 Bedroom, 3.5 Bath Home, located in the well desired community of Saddle Ridge. WALKING DISTANCE to ELEMENTARY SCHOOL and It is located just Minutes to Public Transit, Saddletowne C-train Station, Calgary International Airport, and all major routes, including Stoney Trail, Deerfoot Trail and Metis Trail. With knockdown Ceilings Throughout, upon entering you will find a spacious living room with updated flooring, electric fireplace and a feature wall. The kitchen is thoughtfully tucked away, and the dining area patio door overlook back yard. There is also a small office for added convenience. The 2-piece bath is conveniently and discreetly located on the main floor. As you move upstairs, you will find a Large Primary Bedroom with a Walk-in Closet and 4-piece Ensuite. Upstairs, there are 2 additional good sized rooms, and another 4-piece Bathroom. The Laundry is also very conveniently located on the Upper Level. This will save your back from carrying hampers up and down the stairs! Heading to the basement level, you will find a ILLEGAL BASEMENT Suite with it's own Private Entry! The Suite includes a Large Eat-in Kitchen, 2 Bedroom and Den, 4-piece Bathroom and separate laundry as well. We are not done yet! Let's not forget about the HEATED, FULLY FINISHED Double Detach Garage with paved Alley access! This Well Kept, Conveniently Located home will not disappoint!!!