



**6005 Saddlehorn Drive NE
Calgary, Alberta**

MLS # A2146971



\$719,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey, Up/Down		
Size:	1,613 sq.ft.	Age:	2001 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Standard, Forced Air, Natural Gas	Water:	Drinking Water, Public
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	14-25-29-W4
Exterior:	Stucco, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity Connected, Natural Gas
Features:	Chandelier, Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

First Time Home Buyers and Investor Alert:- Welcome to this spacious and charming home in Saddle Towne, offering a total of 2416.18 sq ft of living space. This property is ideal for both first-time home buyers and investors, featuring: New ROOF, Stucco done 2 years ago. 5 Bedrooms and 3.5 Bathrooms: Ample space for a growing family or potential rental income. Open Concept Design: Enjoy a full flow of natural light throughout the home, enhancing its appeal. Main Floor Upgrades: New vinyl plank flooring adds modern style and durability. Modern Kitchen: New ceiling-height kitchen cabinets provide plenty of storage. High-end quartz countertops and a brand-new sink with a stylish tap on the kitchen island. Well-organized pantry shelf space. Brand new fridge. Elegant Touches: Chandelier and updated light fixtures add a touch of luxury. Illegal Basement Suite: Separate walk-up entrance through the garage. Includes 2 bedrooms, a rumpus room, and a full bathroom. Ideal for parents, in-laws, or rental income. Natural Light: A huge picture window while going upstairs adds a vibrant feel. Convenient Laundry Room: Located on the main floor for ease of use. Comfortable Bedrooms: 3 bedrooms on the upper floor, including an ensuite and an additional full bathroom. Practical Features: Insulated attached front drive garage. Alley access with an extra-wide fence door, perfect for extra vehicle or RV parking. Half natural green lawn space. Nearby Amenities: Scenic nature walks just steps away. Close to Genesis Centre and Sikh Temple and Churches. Lots of retail stores not limiting to Chalo Freshco, Pizza shops, restaurants, Shoppers Drug mart, Banks, Pharmacies, Dentist, Doctors, etc. Abundant public transport options, including buses and Saddle Towne LRT. MARTINDALE GURDWARA SAHIB DASHMESH CULTURE CENTRE IS ALSO ON WALKING DISTANCE This home

offers a perfect blend of space, modern upgrades, and practical features, making it a fantastic opportunity for anyone looking to invest in the Saddletowne community. Keep look out for open house every Sunday And Saturday. BRING YOUR REALTOR .