



**106 Saddlehorn Close NE
Calgary, Alberta**

MLS # A2147890



\$815,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,104 sq.ft.	Age:	2004 (20 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Separate Entrance, Vinyl Windows		

Inclusions: none

THIS HOUSE IS LOADED WITH UPGRADES. SOME OF THE UPGRADES ARE KNOCK DOWN CEILING, CENTRAL AIR CONDITIONING, GRANITE COUNTER TOPS IN THE KITCHEN AND BATHROOMS, NEWER STAINLESS STEEL APPLIANCES, NEWER KITCHEN CABINETS, NEWER LAMINATE FLOORING AND NEWER CARPETS,,NEWER HOT WATER TANK MOST OF THE WINDOWS ARE NEW, NEWER LIGHTS,NEWER ACCERILIC STUCCO AND THE LIST GOES ON.FAMILY ROOM WITH GAS FIRE PLACE, LIVING ROOM AND FORMAL DINING ROOM ON THE MAIN LEVEL, NEWER IRON SPINDLES,OPEN TO BELOW.3 GOOD SIZE BEDROOMS ON THE UPPER LEVEL 2 OF THOSE ARE MASTER BEDROOMS.FULLY FINISHED BASEMENT WITH 2 BEDROOM ILLEGAL SUITE WITH SEPARATE ENTRANCE .CLOSE TO ALL THE AMENITIES LIKE SHOPPING,LRT STATION,SCHOOLS AND ALL THE MAJOR ROUTES.VERY EASY TO SHOW.SHOWS JUST LIKE A SHOW-HOME.YOU CANNOT AFFORD TO LOOSE THIS ONE.A MUST TO SEE ONCE.