



144 saddlecrest Gardens NE
Calgary, Alberta

MLS # A2150932



\$759,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,245 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door C		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscap		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, Separate Entrance		

Inclusions: dishwasher, dryer (2), gas stove, electric stove in basement, garage controls, Range hood (2), refrigerator (2), washer (2), window blinds, microwave (2)

Beautiful, well-maintained Front garage fully insulated, drywalled and painted with 2240 sqft built area in the great community of Saddleridge which is very close to Genesis Centre, walking distance to the elementary school, parks, lot of walking trails. Once you enter the house, you will be entered into the foyer with a big separate living room with a side Main floor den/dining room that can be converted into a bedroom. Big family room in the back with a great kitchen with granite countertops and an island. Once you go upstairs, you will be surprised with a big master bedroom with a walk-in closet and also 2 other very good-sized bedrooms and also a huge bonus/theatre room upstairs. This house has brand new stucco, a new front garage door, roof and gutters, and fascia all over the outside of the house. Separate entrance to the 2 bedroom illegal suite which is already rented. This house has a great backyard with a green space lot so no neighbours in the back ever! This is a non-smoking and pet-free house. Don't miss this opportunity to buy this home. Call your favourite realtor to book a showing!