



GRASSROOTS
REALTY GROUP

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105 Saddletree Close NE
Calgary, Alberta

MLS # A2154029



\$725,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,799 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: n/a

\$\$\$Stunning Former Showhome on Corner Lot in Saddleridge\$\$\$ Welcome to this exquisite former showhome, perfectly situated on a desirable corner lot in the vibrant community of Saddleridge featuring Centrally Air-conditioner, central vacuum, Heated Garage, Paved back alley with a lot of parking. Nestled in a prime location, this property is within walking distance to schools, the LRT station, Savanna Bazaar, a bus stop, and a variety of other amenities. As you step inside, you are greeted by an entrance with an open-to-below foyer that exudes elegance and charm. To the right, a separate work area provides a quiet space for productivity. The main floor boasts a spacious living area perfect for relaxing and entertaining, a dining area for family meals, and a modern kitchen equipped with stainless steel appliances that any chef would love. The upper floor features 3 generous bedrooms, including a luxurious primary bedroom complete with its own 4-piece ensuite, offering a private retreat at the end of the day. An additional 4-piece common bathroom and a conveniently located laundry room complete the upper level. The fully finished basement is a versatile space that adds tremendous value to this home. It includes a large living area, a cozy bedroom, a den that can be used as an office or hobby room, and a 2-piece bathroom, perfect for guests or extended family. Everything you need is just steps away, making this an ideal place for a growing family or anyone seeking convenience and comfort. Don't miss the opportunity to own this beautifully designed former showhome in Saddleridge. With its prime location, ample living space, and modern amenities, this property is a rare find that offers both comfort and convenience. Schedule a viewing today and make this exceptional home yours!

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