



**25 Saddlefield Crescent NE
Calgary, Alberta**

MLS # A2161947



\$634,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,375 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: See appliances

Welcome to this stunning two-storey house in Saddle Ridge. It is meticulously maintained and boasts numerous desirable features and upgrades. Upon entering the foyer, you will be greeted by a spacious living area, followed by a decent-sized nook, and finally, a fully equipped kitchen with modern appliances. The kitchen showcases sleek stainless-steel appliances, including a gas cooktop and built-in oven. Additionally, the main floor offers a convenient half bathroom, a cozy fireplace, and a laundry room. The main floor is adorned with beautiful laminate flooring, while the basement and upper floor are carpeted for added comfort. Through the patio door, you can access a large deck that leads to an oversized double garage. Moving on to the upper floor, you will find three generously sized bedrooms, all sharing a full bathroom. The basement features an (Illegal Suite) with a bedroom, a full bathroom, a spacious kitchen/living area, a separate laundry, and its own private side entrance.