



**3 Saddleland Crescent NE
Calgary, Alberta**

MLS # A2166442



\$769,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,335 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

LOCATION. LOCATION, LOCATION, This Corner lot 2 story House has a total of 5 Bedrooms, and 3 1/2 Bathrooms with a Double attached Garge, The main floor has an open floor plan with a Living room, Great Room, Breakfast Nook, Dining Room, Family Room with Fireplace, 2 Pcs Bathroom and Kitchen with stainless steel appliances. The upper floor has an Ensuite Master Bedroom, 3 more good-sized bedrooms, A BONUS ROOM and one common bathroom. The basement is partially developed with a Recreation Room, Bedroom and laundry. Be the first one to view the House. The house is close to Transit service, play Ground, schools and Shopping Centre.