



**509 Saddlelake Drive NE
Calgary, Alberta**

MLS # A2168739



\$739,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

OPEN HOUSE TODAY OCT 5 - SATURDAY 5.30-7.00PM - Welcome to 509 Saddlelake Drive!!! 2014-built 1800 sqft 2 Storey home with BACK ALLEY and Double Front Garage, total 4 bedrooms, Illegal Rental Basement Suite in a prime location of Saddleridge, walking distance to school and shopping. Main level includes open foyer, open living room, separate family room with gas fireplace, spacious kitchen with plenty of cabinets, stainless steel appliances, granite counters, & more; deck off of the eating area, and a half bath & laundry complete the main level. Upstairs you get 3 spacious bedrooms, 2 full baths and a spacious bonus room with vaulted ceiling. Master bedroom has a 4-piece ensuite bath w/ a soaker tub and standing shower. All upstairs bathrooms have granite counters. Basement: separate entry, kitchen, huge living room, one bedroom, and full bath make up for your rental income as mortgage helper! Great location in the heart of Saddleridge's Saddlelake area, walking distance to public elementary school, also close to bus stops, shopping plaza (Tim Horton's, Sanjha Punjab, Liquor Store, gas station & more), Saddletowne Circle (Chalo Freshco, multiple banks, Boston Pizza & other restaurants, medical, & more), Saddletown LRT Train Station, Genesis Place Recreation Centre & Calgary Public Library, a high school, & more! Don't miss out on the opportunity to call this your new home, call today!