



183 saddleback Road  
Calgary, Alberta

MLS # A2171394



**\$749,999**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,855 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** none

This home is an excellent opportunity for those seeking great value in a prime location. With a spacious and open floor plan, it offers plenty of room for families of any size. Highlights include a versatile main floor flex room, a large kitchen with ample cabinets and counter space, and a cozy breakfast nook. Upstairs, you'll find four generously sized bedrooms, including a master suite with a full ensuite bathroom, additional bathroom and a laundry room. The basement is fully developed with a two bedroom, kitchen, washroom and a private laundry to help with a mortgage or extended family. The backyard features a large deck, perfect for outdoor gatherings. Plus, its convenient location near public transportation, shopping, schools, and parks makes it an ideal choice for modern living.