



**81 Saddlecrest Green NE  
Calgary, Alberta**

**MLS # A2176465**



**\$590,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,789 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Vaulted Ceiling(s)		

**Inclusions:** N/A

**\*COURT DATE SET FOR DECEMBER 11, 2024\*** Experience unrivalled value for a large two-storey home in the vibrant community of Saddleridge. With a front double attached garage and private backyard, this is the perfect family home made up of 3 bedrooms and 2.5 bathrooms . The exterior has great curb appeal, with newer roof shingles and vinyl siding with stonework, and a south-facing front yard. Inside you are welcomed by beautiful arched door frame features that lead into a cozy living room with a fireplace, and fully equipped kitchen with a large island space and walk-in pantry. This level also features a flex room that can be turned into a home office, workout area, or more. The fully carpeted upper level includes three sizable bedrooms, one of which is the primary bedroom with a walk-in-closet and ensuite. There is also a versatile bonus room with vaulted ceilings, and a dedicated laundry area. Down below the spacious unfinished basement is ideal for storage or potential redevelopment. Conveniently located nearby all of the amenities of Saddleridge including many greenspaces and pathways, the renowned Genesis Centre, and quick access to Airport and Stoney Trail. **\*Please note this is a Court of King's Bench Foreclosure Property and that no showings are permitted at this time\***