



GRASSROOTS
REALTY GROUP

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46 Saddlecrest Crescent NE
Calgary, Alberta

MLS # A2197535



\$759,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,346 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Level, Private, Rectangular Lot, Street Lightin		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: Basement Electric Stove, Refrigerator, Washer/Dryer, Sorage Shed

Come and see this stunning, beautiful and well maintained home featuring a total of 6 bedrooms, 4 bathrooms, a bonus room, and over 3,200 sq. ft. of total living space, including a fully finished (illegal) basement suite with a separate entrance and laundry. Neat and clean mail level with 9 FT ceiling, Living room, Family room with Gas Fire place, Kitchen with island and Pantry and breakfast nook. The upper level boasts four spacious bedrooms, including a luxurious primary suite with an ensuite and walk-in closet, along with a main bathroom, laundry room, and three additional well-sized bedrooms. The fully finished illegal basement suite offers a private side entrance, a second kitchen, two bedrooms (One bedroom has no window) and a 4-piece bathroom. Double front attached garage, one block to public school and bus, Close to shopping and Saddletown LRT station.