



**2 Saddlecrest Close NE
Calgary, Alberta**

MLS # A2201428



\$699,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,729 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: NA

Welcome to this stunning home in Saddle Ridge that offers over 2,330 square feet of developed living space including LEGAL BASEMENT making it the perfect place for a growing family. With total of 4 bedrooms and 3.5 bathrooms, there's plenty of room for everyone. The MAIN floor offers an open concept layout with an abundance of natural light and GAS fireplace. A kitchen with ample space, lots of cabinets, and a large island with an eating bar is a versatile and functional space, suitable for both cooking and socializing, offering plenty of storage and workspace. The upper floor features three bedrooms, including a master suite that provides ample space for relaxation. A loft area boasts even more living space, serving as an excellent second sitting room or entertainment area. A legal basement, with a separate entrance, includes a bedroom, a full bathroom, its own laundry area, perfect to help with the mortgage. New roof installed recently.