



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

15 Saddlemont Close NE
Calgary, Alberta

MLS # A2202841



\$550,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,424 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, No Smoking Home, Soaking Tub

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: air conditioner, central vac with attachments, tv mounts

Huge price reduction ! Situated across from Saddlemont playground and just around the corner from the Light of Christ catholic school, this home has a fantastic location. The home features 3 bedroom on the upper level and office/den room on the main which could easily be used as a fourth bedroom. The basement is undeveloped which allows for expansion to fit you and your family's needs This recently improved home has just undergone a new exterior updating with new vinyl siding, new asphalt shingles and soon to come eaves and down spouts. Other recently updated items include a new Kenmore refrigerator, new central vac hose and attachments, a new hot water heater and recent air conditioning. There is ample street parking and a concrete pad at the rear of the house which allows for RV parking with great rear alley access.