



**GRASSROOTS**  
REALTY GROUP

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**43 Saddlemead Green NE**  
**Calgary, Alberta**

**MLS # A2203581**



**\$595,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,033 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

This is a civil enforcement sale under Part 7 of the Civil Enforcement Act in Alberta. Information as to the property has been obtained through previous MLS listings and civic records. The listing agent has not been able to gain entry to the home and as a result no interior photos are available. The lower level is believed to be fully developed but this could not be confirmed at this time. The home is located in a popular residential community close to schools, shopping and public transportation.