

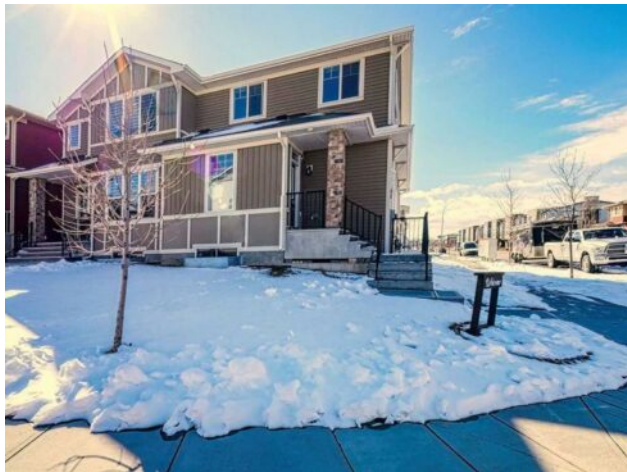


**GRASSROOTS**  
REALTY GROUP

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**37 Saddlestone Gate NE**  
**Calgary, Alberta**

**MLS # A2208243**



**\$599,786**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Very beautiful and Classy home that shows pride of ownership. Thoughtfully designed with Style and comfort in mind. This half duplex home on a corner lot offers 3 bedrooms, 2 and 1/2 bathrooms, a separate entrance, and lots of upgrades and conveniences for you to enjoy. You will get a welcoming feel as you enter the home full of natural light from the big windows. The main floor features: 9 FT. ceilings, Luxury Vinyl planking flooring, a large Living Room, Spacious Dining room, and a Den/Office. Impressive and functional Gourmet Kitchen with a large island, Quartz countertops, Upgraded Stainless Steel appliances, and lots of beautiful Designer Series light beige cabinets and a Pantry too. The microwave has a 5-year warranty. There is a 2 piece guest bathroom and Laundry space on this floor as well. The upper level offers more Comfort and Luxury. The Primary bedroom has an extra large walk-in closet and a 4 piece Ensuite. 2 more very good-sized bedrooms on this floor. Another full bathroom on this floor. All bathrooms have quartz counters, floor tiles. A separate walk-up entrance to the unfinished 9FT basement with 2 big windows and a rough-in for a bathroom for your future plans. Double Detached garage and lots of street parking too. New Roof, Gutters, Siding and New garage door- only few months old. Security Cameras are included. Furniture is for sale as a separate option. Located in the popular community of Saddlestone, you are close to Genesis Rec Center, Public Library, Parks, green space, walking pathways, shopping, fine and casual dining, Calgary Airport, and several major routes. Excellent value is offered in this home for you to enjoy.