



GRASSROOTS
REALTY GROUP

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124 Saddlecrest Boulevard NE
Calgary, Alberta

MLS # A2208996



\$639,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,678 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows		

Inclusions:	Shed in the yard		
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Well-kept 2-story House comes in one of the best communities, Saddleridge. Located close to SCHOOL, GENESIS CENTER, BUSES, LRT & LOTS OF SHOPPING. Most of the Major school Buses stop in front of the House. The main floor has a Laminated floor, a large living room with a gas fireplace, an open-concept kitchen with stainless appliances, a half bath, a dining area, and a back door leading to a large deck. The upper floor has a main Bedroom with a 4-piece Bath and two good bedrooms with a 4-piece shared full Bath. The basement is partially finished with a room. Fully fenced, landscaped, and Double Attached Garage. Close to the Airport, Savanna Bazar, and easy access to Stoney Trail. Good opportunity for investors. Don't miss this home; book a showing today!