

**32 Saddlelake Terrace NE
Calgary, Alberta**

MLS # A2166675



\$624,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,400 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: None

EXCELLENT LOCATION. FRONT ATTACHED GARAGE. FULLY UPGRADED. AIR CONDITIONED. GENESIS BUILT. Welcome to this extraordinary opportunity to own this OWNER OCCUPIED OVERSIZED front attached garage duplex located in the desirable neighbourhood of Saddleridge. The house sits on a massive 2896 square feet lot with a concrete pad at the back to accommodate four cars along with abundant street parking. The house is fully upgraded with HARDWOOD FLOORING, GRANITE COUNTERTOPS, AIR CONDITIONER and stainless steel appliances. This GENESIS built home with an OPEN CONCEPT FLOOR PLAN features 3 decent sized bedrooms and two and half washrooms. Upon entry, you have a well lit huge living room ideal for entertaining guests and visitors. Right next to it is an elegantly finished kitchen with all the modern WHIRLPOOL appliances, WALL TO CEILING CABINETS, UNDER MOUNT KITCHEN SINK along with the pantry for storage and a cozy dining area right next to it. As we go up the stairs that come with metal spindle railing, we have a HUGE MASTER BEDROOM with a walk in closet and a five piece ensuite. Besides that, we have two more bedrooms and a second full washroom to complete the second level. There is a laundry room upstairs as well. THE BASEMENT comes with a 9 foot ceiling and roughed in plumbing already done for FUTURE DEVELOPMENT. The side entrance is very much possible with this floor plan. The deck is already done in this home along with a concrete pad at the back for additional parking. This home has an AMAZING LOCATION with it being walking distance to schools, playgrounds, commercial plaza and the City of Calgary GREENWAY bike path WITH MULTIPLE BUS STOPS at very close proximity. Do not miss out on this beautiful home and contact your

realtor to book a showing.