

504 Saddlecrest Boulevard NE
Calgary, Alberta

MLS # A2167439



\$649,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Separate/Exterior Entry, Full, Suite

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-1N

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home

Inclusions: N/A

Welcome to this extensively WELL MAINTAINED two storey house in the heart of Saddleridge area. Everything is there which you'd like in a house - three spacious bedrooms upstairs with one en-suite washroom and another 4piece washroom. Main floor comprises of CHEF'S PRIDE kitchen, dining , a living room with a portable FIREPLACE and a half washroom with laundry. A FULLY DEVELOPED illegal basement suite can be a mortgage helper. It comprises of a bedroom, a full en-suite washroom , a laundry room, a probable kitchen and a utility room. The icing on the cake is CENTRAL AIRCONDITIONING, SPEAKER system and a Double Detached huge GARAGE. Also, its LOCATION is awesome - very close to shopping, parks, schools, public transportation (a future bus stop right near the house). Back lane , BIG DECK , recently the whole house was PAINTED, LIGHTING FIXTURES updated, list goes onSo, please view it with your favourite realtor asap before it slips out of your hands !!!