

6211 Saddlehorn Drive NE  
Calgary, Alberta

MLS # A2177079



## \$545,000

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,401 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island

**Inclusions:** none

JUDICIAL SALE.PROPERTY IS BEING SOLD IN AS IS WHERE IS .NO WARRANTIES FROM THE SELLER OR HIS REPRESENTATIVES.PLEASE USE THE OFFER IN SUPPLEMENT.PLEASE LEAVE OFFERS OPEN 3 TO 4 WEEKS.OFFERS MUST BE UN-CONDITIONAL AND DEPOSIT MUST ACCOMPANY THE OFFER.SCHEDULE A MUST ACCOMPANY THE OFFERS.HOUSE COMES WITH 3 BEDROOMS ON THE UPPER LEVEL.FAMILY ROOM WITH FIRE PLACE.BASEMENT WITH 2 BEDROOMS LIVING ROOM AND FULL BATH. NO SEPARATE ENTRANCE FOR THE BASEMENT. NO BATHROOM IN THE MASTER BEDROOM.DOUBLE FRONT ATTACHED GARAGE, CLOSE TO ALL THE AMENITIES, LIKE BUS,SCHOOLS,LRT STATION SHOPPING AND THE LIST GOES ON.NEED PROPER NOTICE FOR SHOWING.