



**34 Saddlecrest Crescent NE
Calgary, Alberta**

MLS # A2287548



\$669,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,042 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Vinyl Windows		

Inclusions: none

NEWLY RENOVATED MAIN LEVEL WITH NEW LVP FLOORING, 2 BEDROOM LEGAL SUITE, 4+2 BEDROOMS 3.5 BATHS, DOUBLE FRONT ATTACHED GARAGE. CLOSE TO BUS, SCHOOL, FUTURE TRAIN STATION AND SHOPPING, EASY ACCESS TO AIRPORT, STONEY TRAIL AND PARKS.. VERY EASY TO SHOW. BASEMENT IS FULLY FINISHED WITH 2 BEDROOM LEGAL SUITE WITH SEPARATE ENTRANCE AND SEPARATE LAUNDRY. SOME OF THE FEATURES ARE 9 FT. CEILING ON THE MAIN, ROUND STAIRS, 2 SITTING AREAS ON THE MAIN LEVEL. KITCHEN WITH HUGE RENOVATED ISLAND, FAMILY ROOM WITH GAS FIRE PLACE.. BASEMENT IS VACANT UPSTAIRS IS OCCUPIED BUT CAN BE SHOWN WITH SOME NOTICE.