



GRASSROOTS

REALTY GROUP

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**27 Saddleland Way NE
Calgary, Alberta**

MLS # A2297036



\$817,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,406 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

WELCOME TO 27 SADDLELAND WAY! THIS WELL-MAINTAINED 2-STOREY WALKOUT ESTATE HOME IN SIGNATURE ESTATE OFFERS OVER 3400 SQFT OF LIVING AREA AMONG THREE LEVELS. HOME OFFERS A FORMAL LIVING ROOM AND FORMAL DINING ROOM. THE MAIN FLOOR OFFERS 9' CEILING THROUGHOUT THE MAIN FLOOR WITH MAPLE HARDWOOD AND MAPLE CABINETS. FAMILY ROOM OFFERS YOU A GAS FIREPLACE AND A BIG SOUTH FACING WINDOW. THE SOUTH FACING DECK HAS A GAS LINE. UPPER LEVEL HAS 4 GREAT SIZED BEDROOMS. THE PRIMARY RETREAT OFFERS A PRIVATE ENSUITE AND A FLEXIBLE AREA THAT CAN BE CONVERTED INTO A CLOSET OR AN OFFICE. THE MAPLE CABINETS FOLLOW THROUGH THE 2 FLOORS. IN THE WALKOUT BASEMENT, YOU WILL FIND 2 FULL 4PC BATHROOMS, A KITCHEN, AND 2 BEDROOMS THAT CAN BE RENTED SEPERATELY FOR AN EXTRA SOURCE OF INCOME.. BASEMENT HAS 2 FURNACES AND EXTRA STORAGE IN THE COMMON LAUNDRY ROOM. HHOME OFFERS AMPLE AMOUNT OF PARKING WITH A 4-CAR DRIVEWAY, 2-CAR GARAGE AND A BACK ALLEY. HOME OFFERS EXTRA STORAGE IN THE BACK WITH A GARAGE DOOR SHED FOR ANY OTHER EQUIPMENT OR A MOTORCYCLE STORAGE FOR THE WINTER.