



**125 Saddlefield Crescent NE
Calgary, Alberta**

MLS # A2297334



\$585,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	967 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

Why settle for one home when you can have two under one roof? This professionally renovated home features a LEGAL basement suite, giving you the option to live in one unit while renting the other - with potential rental income covering up to 40% of your mortgage. Upstairs, you'll find 2 bedrooms and two baths, including your own ensuite and walk-in closet. The upper level offers a high vaulted ceiling, a corner fireplace, and air conditioning to keep you comfortable all summer long. The lower level has a separate walk-up entrance and bright above grade windows. It offers 2 bedrooms and a full bath, including a good sized main bedroom with extra storage. Each suite has its own laundry. LIST OF UPGRADES YOU WILL NOT FIND in similar neighbouring homes include: all new windows and exterior doors; new flooring with luxury vinyl and oversized tiles; solid interior doors with upgraded black hardware; a kitchen with soft-close cabinetry, a full-height backsplash and quartz counters; bathrooms with full-height tile tub surrounds, quartz counters, and a bidet toilet; comfort features include a tankless on-demand hot water system, and separate high efficiency furnaces. The roof and siding were replaced in the past couple of years. The full width wraparound concrete walkway, low maintenance landscaping, and full width concrete patio make this a move-in ready property. The backyard, which has a paved back lane, has room for a double garage. It is close to public transportation, schools, and all amenities. Whether you're a first-time buyer looking to offset your costs or an investor searching for a smart opportunity, this home checks all the boxes. Don't wait reach out or call your favourite Realtor for a viewing!