



**158 Saratoga Close NE
Calgary, Alberta**

MLS # A2298487



\$664,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,406 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, Rectar		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Pantry		

Inclusions: Storage Shed

PRICE REDUCED!! Welcome to 158 Saratoga Close NW, nestled in the sought after Montgomery Park community of Calgary. This beautifully maintained two storey home offers the perfect blend of comfort, style, and convenience, just minutes from major routes including 68th Street and McKnight Boulevard, making daily commuting a breeze. Backing onto a serene green space, this property enjoys direct access to scenic walking paths, a spacious playground, and a nearby park ideal for families and outdoor enthusiasts alike. Step inside to discover a thoughtfully updated interior featuring upgraded flooring, fresh paint throughout, and a modern kitchen complete with stainless steel appliances and elegant granite countertops. The open concept main floor seamlessly connects the kitchen, dining, and living areas, creating a bright and inviting space perfect for both everyday living and entertaining. Patio doors lead to a generous deck and a beautifully kept backyard your private outdoor retreat. Upstairs, you’ll find three well appointed bedrooms, including a spacious Master suite with a walk-in closet and a private four piece ensuite. Two additional bedrooms share another full four piece bathroom, offering comfort and convenience for family or guests. The fully finished basement expands your living space with a large recreation room perfect for a home theatre, gym, or play area, along with an additional three-piece bathroom. Lovingly cared for and move in ready, this home presents an exceptional opportunity to live in a family friendly neighborhood with access to parks, pathways, and everyday amenities.