



**33 saddlecrest Crescent NE
Calgary, Alberta**

MLS # A2306840



\$685,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,070 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Low Maintenance Landscape, No Back		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: call listing agent.

*****Welcome to this spacious and very well maintained home offering the perfect blend of comfort, functionality, and room for the whole family, This 2 story Home offers DOUBLE ATTACHED GARAGE & FULLY FINISHED BASEMENT SUITE (illegal). MAIN FLOOR invites you with SPACIOUS living room with GAS FIREPLACE, FLEX ROOM, 2pc WR with MAIN FLOOR LAUNDRY, OPEN CONCEPT MODERN Kitchen with oak cabinet and dining area that leads on to large deck & backyard. UPPER FLOOR has HUGE master bedroom with 5pcsuite, other 2 GOOD size bedrooms, 4pc washroom, EXTRA LARGE bonus room and COMPUTER AREA. BASEMENT SUITE (illegal) has SEPARATE ENTRANCE with brand new kitchen, Family room with Dining Area, Bedroom & Den (Can be converted to 2nd BEDROOM). The home is few steps away to Saddleridge public school and public Transportation. House is freshly painted & has new windows coverings, priced well for fast sale, will not last long, book your showing today.