



**139 Saddlehorn Close NE
Calgary, Alberta**

MLS # A2307250



\$639,999

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|------------------|-----------------------------|---------------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,773 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Level | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance | | |

Inclusions: N/A

Welcome to this BEAUTIFULLY MAINTAINED 6 BEDROOM, 3.5 BATHROOM HOME located in the highly sought-after community of SADDLERIDGE NE CALGARY! Offering the perfect blend of SPACE, FUNCTIONALITY, AND INVESTMENT POTENTIAL, this property is ideal for FIRST-TIME BUYERS, INVESTORS, AND GROWING FAMILIES. The MAIN FLOOR welcomes you with a SPACIOUS LIVING ROOM, perfect for family gatherings, along with a DEDICATED DINING AREA for everyday meals and entertaining. A 2-PIECE BATHROOM adds extra convenience. The UPGRADED KITCHEN is a chef's delight, featuring GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, AMPLE CABINETRY, AND A PANTRY for additional storage. Conveniently located Laundry on main floor as well. Heading upstairs, you'll find 4 GENEROUSLY SIZED BEDROOMS and 2 FULL BATHROOMS. The PRIMARY BEDROOM serves as a private retreat with a 4-PIECE ENSUITE, complete with a STANDING SHOWER AND SOAKER TUB. The BASEMENT offers a 2 BEDROOM ILLEGAL SUITE INCLUDING KITCHEN, BATHROOM, SEPARATE LAUNDRY & SEPARATE SIDE ENTRANCE, providing excellent MORTGAGE HELPER POTENTIAL or space for extended family. Step outside to enjoy the FULLY LANDSCAPED AND FENCED BACKYARD, featuring a GREAT-SIZED DECK—perfect for summer BBQs and outdoor relaxation. The home also offers BACK ALLEY ACCESS and a unique advantage of NO NEIGHBOURS IN FRONT, ensuring AMPLE PARKING AND ADDED PRIVACY. Located within WALKING DISTANCE TO PARKS, PONDS, SHOPPING (SAVANNA BAZAAR), AND SCHOOLS, and just MINUTES FROM CALGARY INTERNATIONAL AIRPORT and 20 MINUTES TO DOWNTOWN CALGARY, this

home delivers MODERN LIVING, EXCEPTIONAL CONVENIENCE, AND OUTSTANDING VALUE. DON'T MISS THIS INCREDIBLE OPPORTUNITY — BOOK YOUR PRIVATE SHOWING TODAY!