



GRASSROOTS

REALTY GROUP

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**100 Saddlecrest Boulevard NE
Calgary, Alberta**

MLS # A2309324



\$619,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,874 sq.ft.	Age:	2004 (22 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cleared, Level, No Back Lane, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: -

Move-in ready 6 bedroom home in an amenity-rich and family-friendly neighbourhood! Within walking distance are schools, numerous parks, transit and the community's recreation hub with a spray park, sports courts, and more! Great curb appeal with stone detailing and a double attached garage welcome you home. Inside this open concept floor plan impresses with 8' ceilings, laminate floors and west facing windows streaming in natural light. A gas fireplace centres the living room providing a cozy atmosphere on cool winter nights and a lovely focal point year round. The kitchen is beautiful yet functional with beautiful cabinets and a pantry for extra storage. Adjacently the dining room has plenty of room for mealtimes as well as entertaining. Work, study or enjoy hobbies in the back-facing Family room with sliding doors adding to the privacy. Take advantage of your 4 bedrooms and 2 full washrooms on upper level including the primary escape with a large walk-in closet and its own private 4-piece ensuite! The fully finished illegal basement suite has two good sized bedrooms, full washroom, living room, kitchen and seperate entrance. Privately fenced the large yard provides oodles of play space for kids and pets.. Phenomenally located within the friendly community of Saddlecrest with a wealth of amenities and an extremely active community centre. Plus, close to the ravine, schools, transit, Cardel Place, golf, shopping, public transit and easy access to Airport Trail and Stoney Trail. Simply an unsurpassable location!