



**79 Saddleridge Close NE
Calgary, Alberta**

MLS # A2317012



\$624,998

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,661 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry		

Inclusions: Storage shed in backyard

PRICE IMPROVEMENT & AGENT BONUS! Welcome to this is 2 story home, which has been meticulously cared for, and it shows. Five (5) bedrooms in total - 3 upstairs and 2 downstairs & 3.5 baths makes this home perfect for a large family. Located on a quiet street, conveniently next to shopping and schools. The home has ample family room space - one at the front, one living/dining area with a cozy gas fireplace, and another tv area on the second level. Upstairs, you will find a large master bed room with an ensuite, along with two other well sized bedrooms, with plenty of closet space. The basement is fully developed for additional living space of your choice, including 2 bedrooms, a bathroom, living space, and storage- ready for the buyer to add separate entry if needed. The furnace and HWT has been replaced in 2023. Dish washer and stove replaced in 2024; carpets replaced 2023. New shingles and beautiful new siding, along with window upgrades were completed in 2020; eavesdrops downspouts and fascia updated in 2024. A large fenced east facing backyard catching the morning sunrise, and perfect for those summer evenings outside. A must see, so book your viewing today! Buyer Agent BONUS \$2000 offered!