



GRASSROOTS
REALTY GROUP

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171 Saddlemont Crescent NE
Calgary, Alberta

MLS # A2319007



\$489,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	838 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Forced Air
Floors:	Laminate, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: CENTRAL AIR CONDITIONER, DISHWASHER, WASHER, DRYER, ELECTRIC STOVE, RANGE HOOD, REFRIGERATOR, WINDOW COVERINGS, GARAGE DOOR OPENER

Welcome to this charming detached bi-level situated on a desirable corner lot, offering exceptional value for first-time home buyers, investors, or those seeking additional living flexibility. Featuring 4 bedrooms, 2 full bathrooms, and a fully developed basement with a kitchen. The bright and inviting main floor boasts an open-concept layout highlighted by soaring vaulted ceilings that create a spacious and airy atmosphere throughout the living room, dining area, and kitchen. Large windows fill the home with natural light, while the functional floor plan is ideal for both everyday living and entertaining. Two generously sized bedrooms and a full bathroom complete the upper level. The fully developed basement offers even more living space, featuring two additional bedrooms, a full bathroom, and a separate living area, providing outstanding versatility and added value. Outside, you'll appreciate the home's impressive curb appeal with an exposed concrete front walkway, welcoming front porch, and a large rear patio that's perfect for summer BBQs, entertaining guests, or relaxing outdoors. The oversized double detached garage is insulated and finished, making it ideal for parking, storage, or a workshop. As an added bonus, the workbench, cabinetry, and shelving are all included. Conveniently located just steps from public transit and within walking distance to FreshCo, Shoppers Drug Mart, McDonald's, the Genesis Centre, schools, parks, shopping, restaurants, and the CTrain station, this home offers outstanding accessibility and everyday convenience. Combining location, functionality, and affordability, this is a fantastic opportunity to own a detached home in a well-established community. Book your private showing today.