



**2 Saddlefield Crescent NE  
Calgary, Alberta**

**MLS # A2320886**



**\$589,999**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,442 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

EXCELLENT LOCATION LEGAL BASEMENT SUITE ! A beautiful starter home to own in the heart of NE Saddleridge community. Huge corner lot. Renovated with carpet in the basement and upstairs. LVP flooring on main level .Heading inside you will find the massive living room flooded in natural sunlight, formal dining area, 2 piece vanity bathroom, bright foyer and the chef’s kitchen complete with ample counter and cabinet space and fully equipped with appliances. Heading upstairs you will find the magnificent master retreat with a walk-in closet, wonderful 4 piece bathroom and 2 generous sized bedrooms. The fully finished basment with one bedroom and washroom .Outside, you will find your oversized, large double detached garage and a fully fenced, low maintenance backyard with a deck .The roof and siding were replaced in the past year. Ammenities rich environment includes schools, Genesis Center,Public library, Highschool, Saddletowne Station, Banks, restaurants at a walking distance. Detached double car garage. Huge deck to enjoy. 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.