



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

154 Saddleland Close NE
Calgary, Alberta

MLS # A2330773



\$749,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,297 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Interior Lot, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

WALK-OUT ILLEGAL BASEMENT SUITE! CLOSE TO LRT! LOTS OF POTENTIAL! This home is located in the COMMUNITY OF SADDLERIDGE, known for its amenities everything is nearby! From the LRT, to Freshco and Shoppers Drug Mart, multiple banks, multiple schools and more! This WELL KEPT ORIGINAL HOME has lots of potential to offer! Before you enter the home you will notice the WIDE DRIVEWAY perfect for extra toys! The MAIN FLOOR greets you with a HUGE OPEN TO ABOVE ceiling feature in the FORMAL LIVING ROOM which connects you to your FORMAL DINING ROOM, perfect for entertaining guests! There is also an OFFICE and 2PC bathroom conveniently located on the main floor as well. The FAMILY ROOM is HUGE and perfect for game nights, connected to that is the DINING ROOM looking upon your SPACIOUS KITCHEN!!!! The UPPER LEVEL has space for everyone with a LOFT/BONUS ROOM, 3 SPACIOUS BEDROOMS and a 4PC BATH in addition to the MASTER RETREAT WITH W.I.C. AND A 4PC ENSUITE!!!! The basement is split into TWO, with a STORAGE/DEN for yourself (and the mechanical room) and a 2 BEDROOM ILLEGAL BASEMENT SUITE for rent, with a 4PC BATH as well. Don't forget the ILLEGAL BASEMENT SUITE is a FULL WALKOUT AS WELL!!!! Enjoy the HUGE BACKYARD on those hot summer days, or take a stroll to the local CONVENIENCE STORE if you're craving a SWEET TREAT! *PLEASE NOTE, ALL AI RENOVATED PHOTOS ARE FOR VIZUALIZATION PURPOSES ONLY*