



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

184 saddlecrest Place NE
Calgary, Alberta

MLS # A2337879



\$559,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,509 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: BASEMENT- REFRIGERATOR, RANGEHOOD, WASHERDRYER

Welcome to this comfortable, open-concept house in the Saddleridge neighborhood. This lovely house has undergone numerous renovations and is situated in a neighborhood that is welcoming to families.. A large family area and an open-concept kitchen with an island are located on the main floor. Three spacious bedrooms and two complete bathrooms are located on the upper floor. The residence has a separate door that leads below to the basement unit. One bedroom with a complete bathroom and a large living area with a kitchen are located in the basement. The property has undergone considerable renovations, including new flooring, paint, light fixtures, and a basement illegal suite with a kitchen. There are many of parks, schools, and walking paths close by. Banks, eateries, shops, and gyms are all nearby, and Genesis Center is just a short drive from the property. The home is within ten minutes' walk from the LRT train station. Make an appointment for your showing now because this is a house you won't want to miss!