



GRASSROOTS
REALTY GROUP

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293 Saddlelake Drive NE
Calgary, Alberta

MLS # A2352967

\$815,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,635 sq.ft.	Age:	2013 (13 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1s
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Separate Entrance		

Inclusions: none

THIS HOUSE IS LOADED WITH UPGRADES,. MAIN FLOOR FULL BATH AND BEDROOM, OPEN TO BELOW 9 FT CEILING ON MAIN LEVEL AND THE BASEMENT.4 BEDROOMSON UPPER LEVEL, 2 OF THOSE MASTER BEDROOMS +BONUS ROOM ON UPPER LEVEL,KNOCK DOWN CEILING.MAIN LEVEL LIVING ROOM,FAMILY ROOM WITH GAS FIRE PLACE,FORMAL DINING AND NOOK IN THE KITCHEN. KITCHEN WITH GRANITE COUNTER TOPS AND UPGRADED CABINETS AND UPGRADED APPLIANCES. FULLY FINISHED BASEMENT WITH 2 BEDROOM ILLEGAL SUITE WITH SEPARATE ENTRANCE AND SEPARATE LAUNDRY.CLOSE TO BUS,SCHOOL,SHOPPING AND LRT STATION. FLEXIBLE POSSESSION.VERY EASY TO SHOW. HOUSE SHOWS EXCELLENT.WILL NOT LAST AT THIS PRICE.