



GRASSROOTS
REALTY GROUP

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179 Saddlemead Close NE
Calgary, Alberta

MLS # A2352996

\$569,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,227 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance		

Inclusions:	N/A
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Two-Story Residence with Double Attached Garage. This refined property features three upper-level bedrooms, including a master suite with an ensuite bathroom. The main floor comprises a living room with fireplace, a dining area, and a fenced backyard. A one-bedroom legal suite with a separate entrance is included. Strategically situated near LRT transit, schools, and a variety of local amenities.