

## 2 Saddlecrest Close NE Calgary, Alberta

MLS # A2201428



# \$699,999

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,729 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Level		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Wood

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Full, Suite

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** NA

Welcome to this stunning home in Saddle Ridge that offers over 2,330 square feet of developed living space including LEGAL BASEMENT making it the perfect place for a growing family. With total of 4 bedrooms and 3.5 bathrooms, there's plenty of room for everyone. The MAIN floor offers an open concept layout with an abundance of natural light and GAS fireplace. A kitchen with ample space, lots of cabinets, and a large island with an eating bar is a versatile and functional space, suitable for both cooking and socializing, offering plenty of storage and workspace. The upper floor features three bedrooms, including a master suite that provides ample space for relaxation. A loft area boasts even more living space, serving as an excellent second sitting room or entertainment area. A legal basement, with a separate entrance, includes a bedroom, a full bathroom, its own laundry area, perfect to help with the mortgage. New roof installed recently.