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GRASSROOTS
REALTY GROUP

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125 Saddlelake Green NE
Calgary, Alberta

MLS # A2226705

$759,900

Division:	Saddle Ridge
Type:	Residential/House
Style:	2 Storey
Size:	1,660 sq.ft.
Age:	2012 (13 yrs old)
Beds:	5
Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Parking
Lot Size:	0.08 Acre
Lot Feat:	Back Yard, Front Yard

Heating:	Baseboard, Electric, Forced Air, Natural Gas	**Water:**	Public
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	**LLD:**	-
Exterior:	Brick, Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	Cable, Electricity Connected, Natural Gas Connected,
Features:	Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Vinyl Windows		

Inclusions: Electric Range, Refrigerator, Hood Fan

Welcome Home! This beautiful 2 storey home that has a basement with a legal suite is perfect for families that need 3 bedrooms upstairs and want to use the basement for either extended family or as a rental unit. This home has just been freshened up with new countertops and bright new paint throughout. With 1660 feet above grade and a GREAT FLOOR PLAN, you have lots of room for your family to live in comfort while the spacious 2 bedroom basement SUITE with a SEPARATE ENTRANCE gives plenty of options whether you want to use it for extra room of your own or maybe you're an investor looking for a way to bring in some rental income? (Transit is close too.) The large, private, fenced backyard and deck are great for summer entertaining or relaxing. Kids? A huge greenspace and park across the street, with another one just a few blocks away. Saddle Ridge has parks, schools, shopping centers and easy access to public transit and the ring road. Find your way home or add to your investment portfolio. Call today to see it for yourself.