

## 148 Saddlecrest Gardens NE Calgary, Alberta

**MLS # A2242078**



**\$734,999**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                                                           |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | 2 Storey                                                               |               |                   |
| <b>Size:</b>     | 1,916 sq.ft.                                                           | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 5                                                                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                 |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular L |               |                   |

|                    |                                                |                   |     |
|--------------------|------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Separate/Exterior Entry, Suite | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home                |                   |     |

**Inclusions:** Fridge, & Stove in the basement suite, Gazebo on the deck.

Welcome to beautiful and bright 2 story double attached garage all level finished, 5 bedrooms, 3.5 bathrooms. Home offers comfort, style, and an unbeatable location—just steps from the school, parks, and playgrounds. Large windows fill the home with natural light. Main floor features 9ft ceilings, a home office/den, cozy living room, kitchen, dining area. and 2 pce bathroom. Sliding doors lead to an oversized backyard deck—perfect for relaxing or entertaining. Upper level 3 generous bedrooms, including a spacious primary with a 4-piece ensuite & walk-in-closet, bonus room, and 4 pce main bathroom. Upper-level laundry and extra windows for added sunlight.. Basement Suite & Upgrades Separate entrance to a 2-bedroom basement suite (illegal). Pride of ownership shows with gleaming hardwood floors, replaced roof, and stucco with decorative borders. Double attached garage and widened driveway offers extra parking space. Close to all amenities: School, shopping, transit, park etc.