

**5934 Saddlehorn Drive NE**  
**Calgary, Alberta**

**MLS # A2271026**



**\$589,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,315 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	N/A		

Welcome to this beautiful home situated on a desirable corner lot, just steps away from major amenities including the Genesis Centre, LRT, shopping, restaurants, bus stops, and easy access to major roadways. This spacious lot offers a back alley, a large fully fenced backyard, and plenty of outdoor potential. The main floor features a welcoming living room with a gas fireplace, a well-sized kitchen, a dining area, a convenient laundry room, and a 2-piece bathroom. Upstairs, you'll find three comfortable bedrooms and a 4-piece bathroom. The basement is partially finished and ready for your personal touch. Don't miss this opportunity—homes like this don't last long. Book your private showing today!