

222 SADDLEBROOK Way NE  
Calgary, Alberta

MLS # A2124701



\$649,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,461 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Carport		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: NONE

Welcome to the beautiful house 2006 built south facing beautifully designed better than new house in the the community of Saddleridge. This fabulous home has a total of 5 bedrooms, 3.5 bathrooms. Main level features an open and bright living room, half bathroom, Laundry room, kitchen with lots of cabinets and pantry , dinning area with a leading door to a huge backyard is ideal for enjoying the summer activities with maximum sunshine . Upper level consists of a spacious master bedroom with a walk in closet and 4-pcs attached bathroom. Also, two other good sized bedrooms, 3 pcs bathroom completes the upper level. Lower level have 2 decent size bedrooms with big windows, full kitchen, 4 pcs bathroom with separate laundry and entrance, currently rented at illegal suite\$1,100 per month . This south facing house is at walking distance to multiple bus stops, public parks, schools and shopping centers nearby.