

**167 Saddlehorn Close NE**  
**Calgary, Alberta**

**MLS # A2166193**



**\$774,990**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,044 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Suite

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1N

**Utilities:** -

**Inclusions:** N/A

State of the Art" very beautiful, spacious sunny house. Spacious legal basement with separate entrance, separate laundry, 2 bedrooms & 1 bathroom. 4 beds, 3.5 bathrooms [total], 2 kitchens. Attached spacious 2 car garage with 2 parking on front drive way. Ensuite 4-piece bathroom, large living room, family room, breakfast nook on main floor. Sunny & spacious front and fenced back yard with patio. Prominent location close to saddle-circle transit station, Genesis recreation centre, retail commercial places, medical clinics, daycare, pharmacy, grocery stores & other retail stores. Close proximity of schools, play grounds, shopping complex, airport, shopping malls, retail centers, religious places and many more. Spacious house with 2044 sq. ft. of living space above grade and big spacious basement of 861 sq. ft. Plenty of windows creating a bright and vibrant ambience inside the house with lots of natural light & fresh air in spring/summer days and tons of sunlight in cold wintry days. Beautiful kitchen with good cabinets and appliances. Come and feel this beautiful house which can be touched, seen, observed, and felt. Excellent opportunity to own this house for self use or investment purposes. Ideal for first time home buyers, investors & young families with kids & parents. Come on in and experience yourself, &ldquo;WARM WELCOME&rdquo;!!!!