

**200 Saddlecrest Way NE
Calgary, Alberta**

MLS # A2185106



\$640,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,756 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: N/A

Excellent location- close to all amenities with Savanna bazaar, LRT station, schools, playground and much more. Beautifully maintained original owners. Upgraded Home with 3 Bedrooms, 2.5 Bathrooms, Bonus room with built in speakers, Computer room, Full Ensuite with walk in closet, 9' ceilings on the main with Hardwood floors, Big living room with fire place, Dining area with big windows and door to the Huge deck, Big open kitchen with island, 1/2 bathroom and door to the Double Garage, unspoiled basement for future development. R.I in the basement for bathroom and vacuum. No pets and No smoking Home. Hail damage is pending with a long list of items-which will be looked after thru insurance.