

**116 Saddlecrest Gardens NE**  
**Calgary, Alberta**

**MLS # A2186159**



**\$779,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,028 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Greenbelt, Interior Lot, Landscaped, Level, Pie Shaped Lot		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Pantry		

**Inclusions:** NA

Welcome to 116 Saddlecrest Gdns NE one of the most beautiful and upgraded house on the street .located in Saddle ridge the most desired community in the heart of NE Calgary with easily accessed to stony trail , this house is Loaded with Upgrades and has been kept in Mint Condition , This home has One of the Best Lay-Outs you will find ,Pet Free very clean Home , Wide stairways , Knocked Down Ceilings Throughout the House, Hardwood Floors , Huge Living room featuring a Cozy Fire place with modern wall feature and cabinetry , beautiful upgraded white Kitchen with elegant stone countertops , Main Floor Huge Laundry Room with Lots of storage space , great sized heated sunroom for year around entertainment . upstairs you will be greeted with enormous sized bonus Room with Three Big Windows , Large Master Bedroom with Walk in Closet & 5 Pc Ensuite with Separate Shower and Soaker Tub, two more Good Sized Bedrooms and 4 Pc Bathroom on the Upper level , One Bedroom Room basement with laminate Flooring and a three Pc Bathroom , kitchenette with Separate entrance , basement is Professionally Developed , This Home is Must see, call today for your Private Viewing, located within the walking distance to schools , parks , pathways minutes to stores , restaurants and all the other amenities , great neighborhood to raise your family .Come see it today Before its Gone,