

**15 Saddlemont Close NE**  
**Calgary, Alberta**

**MLS # A2202841**



**\$629,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,424 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, No Smoking Home, Soaking Tub

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** air conditioner, central vac with attachments, tv mounts

Situated across from Saddlemont playground and just around the corner from the Light of Christ catholic school, this home has a fantastic location. The home features 3 bedroom on the upper level and office/den room on the main which could easily be used as a fourth bedroom. The basement is undeveloped which allows for expansion to fit you and your family's needs This recently improved home has just undergone a new exterior updating with new vinyl siding, new asphalt shingles and soon to come eaves and down spouts. Other recently updated items include a new Kenmore refrigerator, new central vac hose and attachments, a new hot water heater and recent air conditioning. There is ample street parking and a concrete pad at the rear of the house which allows for RV parking with great rear alley access.