

**34 Saddlemead Close NE**  
**Calgary, Alberta**

**MLS # A2205018**



**\$499,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,427 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** All goods included are in "as-is" condition

DETACHED UNDER \$500k | 4 BEDROOMS | FULLY-FINISHED 2 STOREY | DETACHED HOME | DOUBLE DETACHED GARAGE | FULL-WIDTH REAR DECK | OUTSTANDING LOCATION & WALK TO SCHOOLS, PARKS, SADDLETOWN STATION, SHOPS, GROCERIES, PATHWAYS AND MORE! Incredible location for this 4 bedroom spacious, detached home with a double car garage, perfect for investors, flippers or handy homeowners! Walk to schools, parks, transit and amenities plus just a quick 5 minute drive to the always popular Genesis Centre. This charming community embraces the outdoors with an extensive pathway system that winds around tranquil wetlands and beautiful parks. Inside this quiet sanctuary is an open and bright floor plan with well appointed rooms. Sunny west exposure streams natural light into the dining room with clear sightlines into the kitchen, impeccable for entertaining. Culinary creativity is inspired in the well laid out kitchen featuring stainless steel appliances and a breakfast bar overlooking the living room. Sit back and relax in front of the gas fireplace in the inviting living room or head out to the full-width rear deck for a seamless indoor/outdoor lifestyle. A handy powder room completes this level. Upstairs, the primary bedroom is a true owner's sanctuary thanks to the large walk-in closet and private ensuite. 2 additional bedrooms and another full bathroom are also on this level. The massive rec room in the finished basement can easily be divided by furniture to create separate zones for media, games, fitness, work and play. Further adding to your convenience is a 4th guest bedroom. Host casual barbecues on the expansive back deck or spend lazy weekends lounging nestled amongst low-maintenance landscaping and the double car garage. This home has it all & a spacious fully finished floor plan, great

outdoor spaces, enclosed parking and an outstanding location making it very deserving of a little TLC and sweat equity. Come see for yourself!