

**124 Saddlecrest Boulevard NE**  
**Calgary, Alberta**

**MLS # A2208996**



**\$639,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,678 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Partial, Partially Finished

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1N

**Utilities:** -

**Inclusions:** Shed in the yard

Well-kept 2-story House comes in one of the best communities, Saddleridge. Located close to SCHOOL, GENESIS CENTER, BUSES, LRT & LOTS OF SHOPPING. Most of the Major school Buses stop in front of the House. The main floor has a Laminated floor, a large living room with a gas fireplace, an open-concept kitchen with stainless appliances, a half bath, a dining area, and a back door leading to a large deck. The upper floor has a main Bedroom with a 4-piece Bath and two good bedrooms with a 4-piece shared full Bath. The basement is partially finished with a room. Fully fenced, landscaped, and Double Attached Garage. Close to the Airport, Savanna Bazar, and easy access to Stoney Trail. Good opportunity for investors. Don't miss this home; book a showing today!