

48 Saddlebrook Landing NE
Calgary, Alberta**MLS # A2209263****\$709,900**

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,100 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac		

Heating: Forced Air, Natural Gas**Floors:** Carpet, Hardwood, Tile**Roof:** Asphalt Shingle**Basement:** Separate/Exterior Entry, Partial, Partially Finished**Exterior:** Concrete, Stone, Vinyl Siding**Foundation:** Poured Concrete**Features:** Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-G**Utilities:** -**Inclusions:** N/A

This Beautiful Home, is lovingly maintained, loved and cared for just like Brand New, 4 Bedrooms Upstairs, plus Bonus Room, 2 $\frac{1}{2}$ bath, freshly painted from main floor to 2nd floor, with SIDE ENTRANCE is situated in the heart of Saddleridge. As you enter, you will be greeted with the homy atmosphere. Gleaming hardwood and tiles on the main floor. You have your den that could do formal dining or an office. As you walk to the spacious living room, feel the open concept design and the stunning decorative fireplace and the beautiful upscale laminate countertops in the kitchen with tile backsplash with ample of Cabinetry and corner pantry. NEW upgraded Stainless-Steel Appliances, Refrigerator and Stove. You can glimpse the beauty of your surroundings in your dining area, as no houses blocking your sight on your rear view. The washer and dryer are on the main floor with a half bath as well. Going upstairs, sense the natural light going through. You have 4 Bedrooms, and a huge Bonus Room that has a door that you can use as a guest room. Master's bedroom has a 5 piece-bath with a walk-in closet, the other bedrooms have a decent size for your family to enjoy and the common 4 piece-bath. As you go down to the partially developed basement, the owner installed a 'sub-floor' so, no moisture can penetrate your flooring and not feel the cold, during winter and your basement flooring will be more even throughout in preparation for your future development. You have your rough-in kitchen sink on the side, and also for the bathroom and some studs that have already been installed. Plus, 3 Windows are already in place. Also, a fully fence backyard and Big Lot. Close to all amenities, transportation and shopping nearby. There is also an easy access to Calgary's 138 KM Greenway that creates one of the largest pathways networks. It

connects to 55 Calgary Communities, which includes Provincial Park, Frisbee Golf and other natural splendors.