

**6252 Saddlehorn Drive NE**  
**Calgary, Alberta**

**MLS # A2210500**



**\$600,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	973 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

OPEN HOUSE SUNDAY APRIL 20th 12pm to 2 pm. Welcome to this beautifully maintained, original-owner bi-level home situated on a spacious corner lot with a back lane, directly across from the school. This charming property features hardwood flooring throughout both levels and a functional main floor layout that includes a bright living room, dining area, and a kitchen equipped with stainless steel appliances—highlighted by a nearly new stove (less than one year old). The main level also offers a bedroom, a 4-piece bathroom, and a primary bedroom complete with a private 2-piece ensuite. The fully finished basement expands your living space with a large family room featuring a cozy gas fireplace, an additional bedroom, a 4-piece bathroom, and a generous storage room. Outside, enjoy the fully landscaped yard, complete with a two-tier deck, full fencing, and a convenient back gate that opens to the lane. Parking is a breeze with the double attached garage. Recent upgrades include Lux triple-pane windows (2023), a new front and back door (2023), a new furnace and hot water tank (2022), central air conditioning (2023), fiberglass R50 (2019) added to the attic, and a new roof scheduled for completion in the coming weeks. Located with easy access to major roads, shopping, schools, and everyday amenities—this home is move-in ready and waiting for you!