

67 Saddlemont Manor NE
Calgary, Alberta

MLS # A2212240



\$599,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rd		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Separate Entrance, Storage		

Inclusions: All Appliances in the basement include Stove, Range Hood, Refrigerator, Washer/Dryer

Spacious Saddleridge Home with Income Potential! This 4-bedroom, 2.5-bathroom detached home offers a fantastic opportunity for both homeowners and investors. With 1344 sqft above grade, the main floor features a large family room, functional kitchen, dining area, and laundry. Upstairs, find 3 bedrooms and a full bathroom. The separate-entrance illegal basement suite (1 bed/1 bath/kitchen/laundry) adds significant value and income potential. A huge double detached garage and a large deck enhance the outdoor living space. Enjoy unparalleled convenience with the C-train, Genesis Centre, a variety of shops (Shoppers, Sanjha Punjab, Chalo Freshco), and numerous schools (Taradale Elementary, Ted Harrison Jr. High, Nelson Mandela High) all nearby, plus the walkable amenities of 80th Ave. Explore the possibilities!