

**179 Saddlemead Close NE**  
**Calgary, Alberta**

**MLS # A2216495**



**\$650,000**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge               |               |                   |
| <b>Type:</b>     | Residential/House          |               |                   |
| <b>Style:</b>    | 2 Storey                   |               |                   |
| <b>Size:</b>     | 1,227 sq.ft.               | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 4                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached     |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot |               |                   |

|                    |                                                |                   |     |
|--------------------|------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                       | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home                                 |                   |     |

**Inclusions:** N/A

BEAUTIFUL 2 STOREY DOUBLE ATTACHED GARAGE FEATURES 3 BEDRROOMS UPSTAIRS MASTER WITH ENSUITE ,MAINFLOOR FEATURES FIREPLACE ,FENCED BACKYARD ,1 bedroom LEGAL SUITE. LAUNDRY, SEPARATE ENTRANCE ,PROPERTY IS CONVENIENTLY LOCATED CLOSE TO LRT AND OFFERS A RANGE OF AMENITIES CLOSE BY