

**751 Saddlecreek Way NE**  
**Calgary, Alberta**

**MLS # A2220015**



**\$699,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,437 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<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>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Walk-In Closet(s)		

**Inclusions:** NONE

Welcome to this beautifully upgraded home in high demand community of Saddleridge., Close to all amenities and LRT. 3 Bed 2 and half bath perfect for your family. The house comes with a back lane and additional parking pad in rear. Finished basement with SEPARATE LAUNDRY and SEPARATE ENTRANCE, which is covered, so no snow problems for tenants. LIVE UPSTAIRS, RENT DOWNSTAIRS. Call your favorite Realtor Today.