

**140 Saddlehorn Crescent NE  
Calgary, Alberta****MLS # A2247184****\$648,900**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                                       |               |                   |
| <b>Type:</b>     | Residential/House                                  |               |                   |
| <b>Style:</b>    | 2 Storey                                           |               |                   |
| <b>Size:</b>     | 1,749 sq.ft.                                       | <b>Age:</b>   | 2001 (24 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 Lane, Back Yard, Rectangular Lot, See Remarks |               |                   |

|                    |                                                 |                   |     |
|--------------------|-------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum                                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                  | <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>   | Kitchen Island, No Animal Home, No Smoking Home |                   |     |

**Inclusions:** N/A

VERY NICE AND FULLY DEVELOPED TWO- STOREY HOME WITH DOUBLE FRONT ATTACHED GARAGE. MAIN FLOOR HAS SEPERATE LIVING ROOM AND FAMILY ROOM, KITCHEN AND DINING AREA, FIRE-PLACE IN FAMILY ROOM, UPPER FLOOR HAS 3 BEDROOMS PLUS BONUS ROOM, UPPER FLOOR LAUNDRY. MASTER BEDROOM WITH 4 PCE ENSUITE. BASEMENT IS FULLY DEVELOPED WITH REC ROOM, WET BAR, ANOTHER BEDROOM AND 4 PCE BATH. THIS HOME HAS TOTAL OF 4 BEDROOMS AND 3.5 BATHS. GREAT LOCATION WHICH IS CLOSE TO ALL THE AMENITIES LIKE SCHOOLS, SHOPPING. TRANSIT, LRT AND OTHER AMENITIES.