

143 Saddleland Crescent NE  
Calgary, Alberta

MLS # A2247821



\$789,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,144 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped		

**Heating:** Fireplace(s), Forced Air

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Finished, Full, Suite

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** Basement Goods: Refrigerator, Electric stove, Washer, Dryer, Hood fan.

Prime Corner Lot in Saddleridge &ndash; Spacious Family Home with Income Potential. Located in the highly sought-after community of Saddleridge, this beautiful corner-lot home offers plenty of extra parking and a 9-foot ceiling on the main floor. The upper level features four generous bedrooms, while the main floor boasts a large family room, formal living room, and a versatile den. Enjoy hardwood flooring, granite countertops, and a master bedroom with a full ensuite. Step outside to a large deck with stunning views. The fully finished basement comes with a separate side entrance and its own laundry, currently rented for extra income. Close to all amenities, including schools, shopping, and bus stops. Don&rsquo;t miss your chance to own this exceptional home in a fantastic location!