

**54 Saddlemead Way NE
Calgary, Alberta**

MLS # A2249257



\$519,500

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,321 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Open Lot, Rectangular Lot,		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home		

Inclusions: GARDEN SHED

*** 54 SADDLEMEAD WAY NE. ***WELCOME HOME TO THIS VERY WELL CARED FOR 2 STOREY FULLY FINISHED FAMILY HOME THAT AWAITS YOU!! *** This home with nearly 2000 square feet of total living space on all three levels offers room for all members of the family, including to the east facing fenced and landscaped back yard . The home is low maintenance, equipped with new windows, newer roof shingles, a high efficiency furnace, newer hot water tank and central air conditioning. Enter and notice the cozy living room with lots of light and a gas fireplace adjacent to the open kitchen with a full appliance package and a pantry for storage. The dining area overlooks the fully landscaped and fenced beautiful back yard oversized deck, perfect for those summer gatherings with friends and family. The upper level with a full ensuite/main bathroom, large primary bedroom with newer windows and a spacious walk-in closet. The other two bedrooms are perfect for the children/guests to have their own space. The fully finished basement features a flex area next to the large family/media room, storage, a 2-piece bath with the option to add a future shower stall, a utility room with a high efficiency furnace and a newer hot water tank. There is central air conditioning, a large storage shed and terrific neighbors. These owners along with the two neighbors on each side are all original owners. Located beautifully in a quiet area across from a kid playground, a 5-minute walk to a nearby school, close to shopping, easy access to Stony Trail and Deerfoot. This is a terrific home with great value and construction. Not to be missed!