

**151 Saddlehorn Close NE  
Calgary, Alberta**

**MLS # A2251362**



**\$684,600**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                           |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | 2 Storey                               |               |                   |
| <b>Size:</b>     | 1,761 sq.ft.                           | <b>Age:</b>   | 2005 (20 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, Landscaped, Rectangular Lot |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood   | <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>   | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance |                   |     |

**Inclusions:** N/A

Ready to move in. Clean and well maintained Two storey home in Saddle ridge. The main level consists of an open plan with hardwood floors, and large windows that bring in tons of natural sunlight. The kitchen is a Chef's delight offering upgraded STAINLESS STEEL APPLIANCES, a corner pantry plus QUARTZ COUNTERTOP and a large center island that overlooks the huge living room with a cozy gas fireplace. Completing the main level is a 2pc bath, laundry area and a good sized dining room. The Master retreat comes with a walk-in closet, and 5pc ensuite . Two additional bedrooms , 4pc bath and big bonus room complete the upper level. The fully finished one bedroom illegal suite is bright and spacious, flex room, 4-piece bathroom, separate entrance and plenty of natural light ideal for family or rental income . Ample parking, and walking distance to schools, parks, shopping, and all amenitiesThe double attached garage completes the package. Schedule a viewing today!