



# 192 saddlebrook Circle Calgary Alberta

\$595,000

LEGAL BASEMENT! LEGAL BASEMENT!! LEGAL BASEMENT !!!!! ..... A spectacular property for investor or first time home buyer in the most prestigious North east community. If you are someone who is looking for a property to stay and at the same time a mortgage helper, the basement has a legal suite which will generate substantial rent to support in the rainy days. The attraction of the main floor is, its open concept and a powder room for own use or guest use. The Main floor has a living room and kitchen with ample of storage facilities. The upper floor consists of 3 bed room with primary bedroom having its own washroom. Two other children/guest bedroom has a separate washroom. Basement is a legal suite with one bedroom, one washroom and kitchen with living and dining area. The unique advantage is the separate entrance to the basement. The community amenities are all close by, school within walking distance. Genesis center is the greatest and largest indoor facility which provides all sorts of entertainment for all ages. (id:6769)

Primary Bedroom 3.89 M x 3.76 M  
Bedroom 3.48 M x 2.69 M  
Bedroom 2.92 M x 2.77 M  
4pc Bathroom 7.90 M x 4.10 M  
3pc Bathroom 1.85 M x 1.70 M  
Bedroom 3.15 M x 3.15 M  
4pc Bathroom 2.08 M x 2.01 M

Living room/Dining room 5.51 M x 3.40 M  
Furnace 2.34 M x 2.16 M  
2pc Bathroom 2.06 M x 1.42 M  
Living room 6.30 M x 3.79 M  
Dining room 3.05 M x 2.16 M  
Kitchen 3.99 M x 2.69 M

Listing Presented By:



Originally Listed by:  
CIR Realty



See

**Mirror**

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