



# 47 SADDLEBACK Way Calgary Alberta

\$613,000

EXCELLENT LOCATION! few minutes walk to SADDLETOWN LRT Station and # 23 BUSES . DON'T MISS this 3 BEDROOM, 2 and Half WASHROOMS ,2 STOREY home with FULLY FINISHED BASEMENT and DOUBLE ATTACHED GARAGE located in HEART of SADDLE RIDGE. This beautiful, bright, with 9 FOOT knockdown CEILINGS, open concept living room, dining room, and kitchen complete with GRANITE COUNTERTOPS, LARGE ISLAND, . Laundry room and 2 piece bathroom round out a very functional main floor layout. Upstairs is a bonus room featuring a gas fireplace, SPACIOUS PRIMARY BEDROOM with 4 piece ensuite and walk-in closet, 4 piece main bathroom, and 2 good sized additional bedrooms. The fully finished basement with a Large Bedroom or family recreation area. The deck has been converted to a SUNROOM AND THE yard is fully fenced. There some hail damage on the sidings , and might be on the roof Shingles as well. (id:6769)

Primary Bedroom 17.00 Ft x 11.42 Ft  
4pc Bathroom 9.00 Ft x 5.17 Ft  
Family room 16.25 Ft x 11.92 Ft  
Bedroom 14.42 Ft x 10.67 Ft  
Bedroom 14.33 Ft x 11.92 Ft  
4pc Bathroom 8.67 Ft x 5.00 Ft  
Bedroom 18.83 Ft x 12.17 Ft  
Family room 12.50 Ft x 9.42 Ft

Furnace 17.08 Ft x 11.83 Ft  
Foyer 8.58 Ft x 8.42 Ft  
Living room 16.83 Ft x 11.42 Ft  
Kitchen 14.17 Ft x 11.25 Ft  
Dining room 13.00 Ft x 5.58 Ft  
2pc Bathroom 5.25 Ft x 4.92 Ft  
Laundry room 5.08 Ft x 5.00 Ft  
Sunroom 9.58 Ft x 5.25 Ft

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca

<http://momen.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca