



# 149 Saddlebrook Way Calgary Alberta

\$659,900

Welcome to this extremely WELL MAINTAINED two storey house in the heart of Saddleridge area. Everything is there which you'd like in a house - three spacious bedrooms upstairs with an en-suite washroom and another 4piece washroom. A LEGAL Basement Suite (2023) with a SEPARATE LAUNDRY and a SEPARATE ENTRANCE completes the practical aspects of this gorgeous house. Recently painted the whole house. All the windows replaced (except the living room), roof shingles changed and durable stucco exterior done because of the hail damage in year 2020. Main floor comprises of CHEF'S PRIDE kitchen, dining , a very BRIGHT and SPACIOUS living room , a half washroom and a laundry. The icing on the cake is a huge , oversized Double Detached GARAGE. Also, its LOCATION is awesome - very close to shopping, parks, schools, public transportation . Back lane , Big CONCRETE patio , additional Parking pad right in front of the house, Fully fenced. etcetra - the list goes on .....So, please view it with your favourite realtor asap before it slips out of your hands !!! (id:6769)

Primary Bedroom 13.00 Ft x 13.67 Ft  
Other 4.92 Ft x 5.17 Ft  
3pc Bathroom 4.92 Ft x 8.67 Ft  
Bedroom 9.92 Ft x 10.00 Ft  
Bedroom 9.92 Ft x 10.00 Ft  
4pc Bathroom 4.92 Ft x 8.00 Ft  
Furnace 7.58 Ft x 17.92 Ft  
Storage 3.00 Ft x 5.25 Ft  
4pc Bathroom 7.67 Ft x 5.67 Ft  
Family room 14.25 Ft x 10.42 Ft

Bedroom 9.42 Ft x 9.42 Ft  
Kitchen 8.50 Ft x 7.83 Ft  
Dining room 13.00 Ft x 8.00 Ft  
Kitchen 10.33 Ft x 15.08 Ft  
Laundry room 2.83 Ft x 2.42 Ft  
Other 2.33 Ft x 4.33 Ft  
Living room 15.83 Ft x 15.50 Ft  
Other 5.00 Ft x 5.58 Ft  
2pc Bathroom 5.00 Ft x 4.50 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage METRO



**RE/MAX REAL ESTATE  
(CENTRAL)**

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