



## 40 saddlefield Road Calgary Alberta

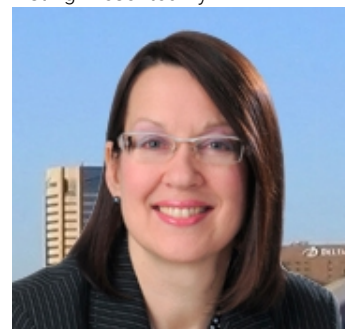
\$649,900

Welcome to this FULLY DEVELOPED 3-BEDROOM BI-LEVEL Home with a 2-BEDROOM LEGAL BASEMENT SUITE & DOUBLE DETACHED GARAGE in Saddleridge! Ideal for investors seeking decent rental cash flow or first-time home buyers looking to accelerate their mortgage payments with a basement rental. The main floor boasts a vaulted ceiling, a cozy living room, and an open-concept kitchen adjacent to the dining room. There are 3 spacious bedrooms, including a primary bedroom, and a 4-piece bath completes this level. The spacious and bright basement features laundry room, 2 bedrooms, a large family room (with potential to add a 3rd bedroom), a dining area, a 4-piece bath, and a 2nd kitchen in the LEGAL SUITE. Out back, enjoy the convenience of a double detached garage and a paved back lane. This home is located on a quiet street yet close to all amenities: transit, Saddletowne LRT, shopping, schools, parks, playgrounds, the airport, downtown, and major highways. (id:6769)

Hall 4.17 Ft x 6.25 Ft  
Furnace 8.67 Ft x 9.75 Ft  
Family room 10.50 Ft x 15.08 Ft  
Dining room 9.33 Ft x 11.75 Ft  
Bedroom 8.92 Ft x 10.75 Ft  
Kitchen 11.00 Ft x 11.75 Ft  
4pc Bathroom 7.42 Ft x 4.92 Ft  
Hall 3.25 Ft x 3.67 Ft  
Bedroom 8.75 Ft x 10.75 Ft

Primary Bedroom 10.75 Ft x 11.42 Ft  
Kitchen 12.17 Ft x 16.00 Ft  
Dining room 10.67 Ft x 13.08 Ft  
Bedroom 8.50 Ft x 9.58 Ft  
Living room 10.83 Ft x 15.25 Ft  
Foyer 7.58 Ft x 3.75 Ft  
Bedroom 8.17 Ft x 10.83 Ft  
4pc Bathroom 8.17 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:  
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