



## 67 Saddlemont Manor Calgary Alberta

\$574,900

Spacious Saddleridge Home with Income Potential! This 4-bedroom, 2.5-bathroom detached home offers a fantastic opportunity for both homeowners and investors. With 1344 sqft above grade, the main floor features a large family room, functional kitchen, dining area, and laundry. Upstairs, find 3 bedrooms and a full bathroom. The separate-entrance illegal basement suite (1 bed/1 bath/kitchen/laundry) adds significant value and income potential. A huge double detached garage and a large deck enhance the outdoor living space. Enjoy unparalleled convenience with the C-train, Genesis Centre, a variety of shops (Shoppers, Sanjha Punjab, Chalo Freshco), and numerous schools (Taradale Elementary, Ted Harrison Jr. High, Nelson Mandela High) all nearby, plus the walkable amenities of 80th Ave. Explore the possibilities! (id:6769)

4pc Bathroom 8.17 Ft x 5.08 Ft

Bedroom 9.42 Ft x 12.00 Ft

Bedroom 10.42 Ft x 12.08 Ft

Primary Bedroom 13.00 Ft x 13.92 Ft

Other 6.75 Ft x 7.33 Ft

3pc Bathroom 8.58 Ft x 5.08 Ft

Bedroom 8.67 Ft x 11.92 Ft

Kitchen 4.92 Ft x 8.42 Ft

Recreational, Games room 17.92 Ft x 13.25 Ft

Furnace 8.92 Ft x 9.75 Ft

2pc Bathroom 5.33 Ft x 5.08 Ft

Dining room 9.25 Ft x 8.67 Ft

Kitchen 13.50 Ft x 14.67 Ft

Living room 15.42 Ft x 18.92 Ft

Listing Presented By:



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(CENTRAL)**

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