



83 Saddlemont Manor Calgary Alberta

\$639,900

Presenting a newly renovated bi-level home in the desirable Saddleridge community, built by Excel Homes in 2004. This well-maintained property offers 1,049 sq. ft. of thoughtfully designed living space, including a walk-up basement. The main level features three spacious bedrooms, with the master bedroom showcasing a luxurious four-piece ensuite, total of three full bathrooms in the house. Complementing the upstairs, the fully finished basement adds significant value with two additional bedrooms and a common laundry area. The basement includes an [illegal] two-bedroom suite, providing an excellent opportunity for rental income or extended family accommodation. This home is strategically located near essential amenities, including a bus stop, the Saddleridge LRT station, and a shopping mall, ensuring convenience for daily commuting and shopping needs. It is in a good condition and easy to show, making it a must-see for prospective buyers (id:6769)

- 4pc Bathroom 9.92 Ft x 5.00 Ft
- Bedroom 10.00 Ft x 11.25 Ft
- Bedroom 9.92 Ft x 11.25 Ft
- Kitchen 9.33 Ft x 18.25 Ft
- Laundry room 10.17 Ft x 7.50 Ft
- Recreational, Games room 9.33 Ft x 19.00 Ft
- Furnace 10.08 Ft x 6.67 Ft
- 4pc Bathroom 10.50 Ft x 8.33 Ft

- 4pc Bathroom 7.58 Ft x 6.00 Ft
- Bedroom 8.83 Ft x 10.50 Ft
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- Dining room 12.58 Ft x 11.58 Ft
- Kitchen 9.17 Ft x 13.50 Ft
- Living room 11.83 Ft x 13.83 Ft
- Primary Bedroom 13.08 Ft x 14.75 Ft

Listing Presented By:



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<http://www.maltiwana.ca/>



**RE/MAX REAL ESTATE
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