



## 75 SADDLEBROOK Gardens Calgary Alberta

\$659,900

Back in to the Market due to Buyers Financing\*\*\* EXCELLENT OPPORTUNITY TO OWEN THIS FULL PACKAGE HOUSE IN DESIREABLE COMMUNITY OF SADDLERIDGE NE. THIS 2 STORY HOME WITH VERY FUNCTIONAL FLOOR PLAN. TOTAL 4 GOOD SIZE BEDROOMS, 3.5 BATH ROOMS, 23X24 DOUBLE DETACHED GARAGE, 2 TEAR LARGE DECK. MAIN FLOOR FEATURES LARGE KITCHEN, DINING, LIVING ROOM AND FAMILY ROOM WITH MANTLE AND COZY GAS FIREPLACE WHICH HAS STONE FINISH 2PC BATH KITCHEN WITH ISLAND, PANTRY MAPLE WOOD CABINETS AND LOTS OF STORAGE CAPACITY AND DOOR TO BACK YARD 2 TEAR DECK, OVER SIZE 2 CAR GARAGE. UPPER LEVEL FEATURES 3 VERY GOOD SIZE BED ROOMS, FULL BATH ROOM, MASTER BED ROOM WITH 4PC ENSUITE WALK IN CLOSET CUSTOM MADE DRAPES UP AND DOWN. FULLY FINISHED 1 BED ROOM BASEMENT ILLEGAL SUITE WITH BIG WINDOWS, FAMILY ROOM, BED ROOM ,KITCHEN, BATH ROOM . CLOSE TO PLAY GROUNDS, SCHOOLS, TRANSIT, SHOPPING, GENESIS CENTER. NEW SIDING .ROOF WILL CHANGE BEFORE THE POSSESSION. DON'T WAIT AS THIS IS NOT GOING TO LAST LONGER! BOOK YOUR SHOWING TODAY! (id:6769)

4pc Bathroom 5.00 Ft x 8.25 Ft  
 Bedroom 11.08 Ft x 12.00 Ft  
 Kitchen 7.17 Ft x 9.92 Ft  
 Living room 12.83 Ft x 14.50 Ft  
 Furnace 8.58 Ft x 12.17 Ft  
 2pc Bathroom 6.25 Ft x 6.25 Ft  
 Family room 21.17 Ft x 15.08 Ft

Kitchen 9.92 Ft x 10.17 Ft  
 Living room 12.50 Ft x 12.50 Ft  
 4pc Bathroom 10.00 Ft x 5.00 Ft  
 4pc Bathroom 8.67 Ft x 9.50 Ft  
 Bedroom 10.83 Ft x 11.92 Ft  
 Bedroom 10.58 Ft x 11.83 Ft  
 Primary Bedroom 13.75 Ft x 13.17 Ft

Listing Presented By:



Originally Listed by:  
 Real Estate Professionals Inc.



**Real Estate Professionals Inc.**

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