



## 46 SADDLEHORN Close Calgary AB

\$519,900

This is a great opportunity to own this exquisite home in the beautiful community of Saddleridge. New paint, new roof, new siding, almost 2400 sqft, bright, east facing front yard. Main floor comes with flex/Living room, family room, powder room, laundry, kitchen with dining area, deck for summer entertainment and bbq's. Upstairs you'll find the grand master bedroom complete with its own 4-pc ensuite and a huge walk in closet. The upper level is complete with the addition of 3 more ample sized bedrooms and a full washroom, also a huge center bonus room. From the main level you also have access to the fully finished basement. The basement has 9 ft ceiling, 1 bedroom, huge family room, full washroom, easy to add another bedroom and conversion to illegal suite easily. The back has an alley for complete privacy. The location of this home places you near schools, public transportation, shopping and a multitude of other amenities.



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