



# Home Sweet Home



Almost  
**2700 SQFT**  
of Living Space



**5**  
Bedrooms



**2 Bed**  
Legal Suite

## 105 Saddlecreek Green Calgary Alberta

\$649,900

\*Watch the video\* Open House: Sunday Oct 25th: 12 pm - 2:30 pm. Home Sweet Home! Under \$650k offering almost 2700 SQFT of living space including a 2 Bed LEGAL BASEMENT SUITE. Excellent opportunity for all first-time home buyers & investors. With almost \$70,000 spent on upgrades - an almost new 700+ SQFT Legal Suite offering excellent rental or AIRBNB potential, newer ROOF, Quartz countertops, and brand-new paint. Located in the family oriented community of Saddleridge, where you're next to a world full of amenities and just a short walk to the Saddleridge School. This 5 Bedrooms Home is going to leave you at a wow! Excellent Spacious Layout | 1950 SQFT Above Grade | Bright & Open | 3 Bedrooms + a Huge Bonus Room | Oversized Double Garage | Side Entrance | Stunning Fully Upgraded 2 Bed Legal Suite. Upon entrance, you're welcomed by a spacious foyer setting the tone to a rare extremely open floor plan. The living room offers a perfect space to entertain your guests with additional space to set up a work from home area or a lounge. The chef's kitchen with brand new quartz countertops, tons of cabinets space, stainless appliances, and a centre island. This space is tucked on the other side of the home offering great privacy yet a feeling of openness. Upstairs is a treat for all families with a fantastic layout - you have a beautiful extremely roomy bonus room offering a great set up for your movie nights or family gatherings. Other than that you have 3 big bedrooms including the primary bedroom with its own spa-like ensuite with a tub, standing shower, and private water closet. A shared bathroom with upper laundry completes this level. Now for the showstopper--the FULLY EQUIPPED 2 BEDROOM LEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE! This isn't your traditional small basement, it feels like its own apartment with SPACE, STYLE & a thoughtfully designed layout for everyda...

4pc Bathroom 4.92 Ft x 7.42 Ft

Bedroom 10.58 Ft x 8.33 Ft

Kitchen 9.00 Ft x 11.83 Ft

Living room 18.67 Ft x 11.50 Ft

Primary Bedroom 10.58 Ft x 8.42 Ft

Furnace 19.08 Ft x 6.42 Ft

Kitchen 10.83 Ft x 7.67 Ft

Living room 13.67 Ft x 24.50 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

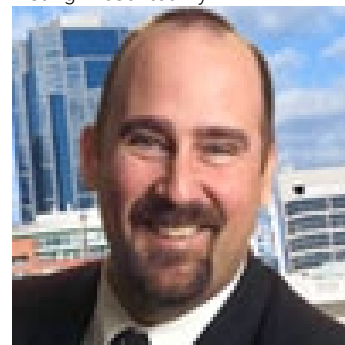
4pc Bathroom 11.17 Ft x 12.83 Ft

Bedroom 9.92 Ft x 12.42 Ft

Bedroom 10.00 Ft x 9.67 Ft

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Listing Presented By:



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2pc Bathroom 7.67 Ft x 3.17 Ft

Dining room 10.83 Ft x 9.08 Ft

Foyer 8.25 Ft x 9.58 Ft

Family room 14.67 Ft x 16.92 Ft

Primary Bedroom 13.00 Ft x 15.17 Ft