



# 123 Saddlepeace Manor Calgary Alberta

\$1,199,900

THIS IS YOUR OPPORTUNITY TO LIVE IN A MANSION WITH MULTIPLE MORTGAGE HELPERS - \*\*2 ILLEGAL SUITES\*\* - Located in Saddle Ridge right by Gobind Sarvar Private School - This home offers over 4200 SQ FT OF LUXURIOUS LIVING SPACE - 8 BEDROOMS & 6 FULL BATHS - MAIN FLOOR BEDROOM & FULL BATH - SPICE KITCHEN - 2 MASTERS - WALK-UP BASEMENT WITH 2 ILLEGAL SUITES (2 MORTGAGE HELPERS) - UPGRADES SUCH AS FEATURE WALL, HIGH CEILINGS AND VAULTED CEILINGS - Entering the home you will be greeted by the foyer with High Ceilings. Main floor offers a living room, family room, dining, kitchen that is fully equipped with new S/S appliances, quartz countertops and a SPICE KITCHEN! The HIGHLIGHT of the main floor is the BEDROOM & FULL BATHROOM (perfect for home with elderly individuals)! The usage of living space on the upper level is immaculate: featuring 4 bedrooms and 3 FULL baths. Of the 4 bedrooms, 2 are masters with their own ensuites & W.I.C.(s)! The grand master however boasts TRAY CEILINGS & 5 PC ENSUITE while the secondary master boasts A FEATURE WALL, VAULTED CILINGS & 4 PC ENSUITE! You will also find the bonus room & laundry on the upper level. NOW MOVING TO THE KEY FEATURE OF THIS HOME - -> THE WALK UP BASEMENT WITH 2 SEPARATE ILLEGAL SUITE: Each complete with its own kitchen/living area, FULL bath and bedrooms (there is a 2 bedroom illegal suite and a separate 1 bedroom illegal suite)! Please keep in mind, that you can rent out both illegal suites or you can rent out 1 illegal suite and keep the other section for your own use!!! This is a BRAND NEW HOME, located in an awesome neighborhood and it has easy access to Metis Trail NE, 80 & 88 Ave NE! GREAT VALUE! ONE OF A KIND! (id:6769)

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|--|---------------------------------|
| Recreational, Games room 14.08 Ft x 19.08 Ft | Family room 17.75 Ft x 15.42 Ft |
| Bedroom 9.17 Ft x 11.83 Ft                   | Kitchen 9.08 Ft x 17.58 Ft      |
| 4pc Bathroom 9.25 Ft x 5.00 Ft               | Other 8.58 Ft x 9.33 Ft         |
| Bedroom 9.17 Ft x 10.83 Ft                   | Dining room 10.42 Ft x 5.08 Ft  |
| Bedroom 9.17 Ft x 10.08 Ft                   | Bedroom 12.67 Ft x 16.08 Ft     |
| 4pc Bathroom 9.17 Ft x 4.92 Ft               | 3pc Bathroom 5.00 Ft x 8.50 Ft  |
| Recreational, Games room 14.17 Ft x 23.58 Ft | Bedroom 9.92 Ft x 10.92 Ft      |

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Living room 13.67 Ft x 22.67 Ft

3pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 10.92 Ft x 11.75 Ft

4pc Bathroom 5.00 Ft x 8.33 Ft

Bedroom 9.92 Ft x 11.50 Ft