



## 39 Saddlebrook Mews Calgary Alberta

\$675,000

Invest/ Hold/ Generate revenue or simply live and enjoy this great Saddleridge 2 storey home! Prime location steps away from a soccer playground and Hugh Bennett School. It's all about potential in this great home situated in the family-friendly and coveted community of Saddleridge. At just under 1500 sq. ft. of main and upper-floor living space, you're greeted with a spacious entryway that opens to the warm living/dining room. Other features are a recently upgraded kitchen, visitor's 2 piece bathroom off the rear entrance and more! Three bedrooms up, with the primary boasting a 3 piece ensuite. Two other big bedrooms, a full 4 piece bathroom and laundry complete the upper level. Downstairs is fully developed with an illegal suite featuring kitchen, laundry and private side entrance. Back yard features a parking pad with plenty of room for future garage. Super close to Metis, Ring Road, Saddletown CTrain station.and YYC. Call your favourite Realtor for a private viewing! (id:6769)

Primary Bedroom 13.08 Ft x 14.42 Ft

Bedroom 9.08 Ft x 11.75 Ft

Bedroom 10.25 Ft x 9.42 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 9.00 Ft x 11.50 Ft

Other 10.25 Ft x 9.00 Ft

Family room 10.83 Ft x 12.00 Ft

Other 6.50 Ft x 7.00 Ft

Laundry room 5.25 Ft x 12.25 Ft

4pc Bathroom Measurements not available

Other 4.25 Ft x 5.00 Ft

Kitchen 10.50 Ft x 12.00 Ft

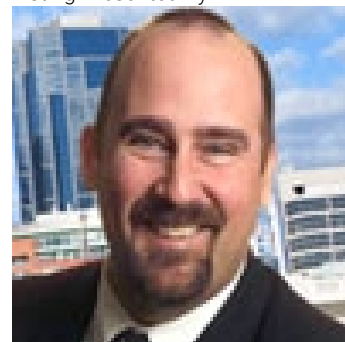
Dining room 9.50 Ft x 10.83 Ft

Living room 11.92 Ft x 14.42 Ft

Other 3.00 Ft x 10.25 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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CIR Realty

<http://sadleirhomes.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca