

167 Saddlehorn Close NE
Calgary, Alberta

MLS # A2166193



\$774,990

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,044 sq.ft.	Age:	2005 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1N

Utilities: -

Inclusions: N/A

State of the Art" very beautiful, spacious sunny house. Spacious legal basement with separate entrance, separate laundry, 2 bedrooms & 1 bathroom. 4 beds, 3.5 bathrooms [total], 2 kitchens. Attached spacious 2 car garage with 2 parking on front drive way. Ensuite 4-piece bathroom, large living room, family room, breakfast nook on main floor. Sunny & spacious front and fenced back yard with patio. Prominent location close to saddle-circle transit station, Genesis recreation centre, retail commercial places, medical clinics, daycare, pharmacy, grocery stores & other retail stores. Close proximity of schools, play grounds, shopping complex, airport, shopping malls, retail centers, religious places and many more. Spacious house with 2044 sq. ft. of living space above grade and big spacious basement of 861 sq. ft. Plenty of windows creating a bright and vibrant ambience inside the house with lots of natural light & fresh air in spring/summer days and tons of sunlight in cold wintry days. Beautiful kitchen with good cabinets and appliances. Come and feel this beautiful house which can be touched, seen, observed, and felt. Excellent opportunity to own this house for self use or investment purposes. Ideal for first time home buyers, investors & young families with kids & parents. Come on in and experience yourself, “WARM WELCOME”!!!!