

57 Saddlestone Green NE  
Calgary, Alberta

MLS # A2174466



**\$809,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,275 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Low Maintenance Landscape, Level, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Range Hood

OVER 3000 SQFT LIVEABLE SPACE, 4 BEDS, 4 BATHS, SPICE KITCHEN, BACK YARD/DECK, 2 CAR GARAGE - BASEMENT HAS SEPARATE ENTRANCE AND WET BAR!! - Welcome to your elegantly designed home with many upgrades. Sitting on a pie shaped lot, this home has a larger back yard - Walking in you are greeted with a foyer that opens to living space and to the right is an additional main floor bedroom, bathroom and mudroom with GARAGE ACCESS. This floor continues with an OPEN FLOOR PLAN living, dining and kitchen and DECK/BACK YARD access. A SPICE KITCHEN helps keep your home pristine. The upper level is complete with 3 bedrooms, 2 bathrooms, LAUNDRY and a bonus office space. The primary bedroom has a 5pc ensuite with soak tub and dual vanity. The basement has a WET BAR, SEPARATE ENTRY, 4pc bathroom, storage and can be made into a LEGAL/ILLEGAL SUITE (subject to city approval). This home is in a solid location with shops, schools and parks/pond all STEPS AWAY. -- SELLER IS WILLING TO DO A BEDROOM AND KITCHEN TO CREATE AN ILLEGAL BASEMENT SUITE (subject to city approval) for an additional cost.