

6113 Saddlehorn Drive NE  
Calgary, Alberta

MLS # A2179750



\$600,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,620 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Storage		

**Inclusions:** fire pit, pool table and accessories, shed and vacuum system 'as is

This fantastic 2-storey family home offers over 1,619 SQFT of developed living space, perfect for a growing family! The main level features an open floor plan with a well-appointed kitchen showcasing stainless steel appliances and a corner pantry. The inviting living room is ideal for entertaining with a cozy wood-burning fireplace. A spacious dining area and a convenient mudroom/laundry room cater perfectly to the needs of a busy family. Upstairs, the primary bedroom is a relaxing retreat, with large windows that flood the space with natural light and a private 3-piece ensuite. Two additional bedrooms and a generous bonus room are accompanied by a 3-piece bathroom, completing the upper floor. The basement, with roughed-in plumbing, is ready for your creative vision and can be transformed to meet your family's unique needs. Step outside to a sunny south-facing backyard, perfect for gatherings with its newer maintenance-free deck and firepit, ideal for summer entertaining. This home has been meticulously maintained by the original owner and boasts numerous updates, including new windows, modern laminate flooring, a new hot water tank, an updated front door, and more. Nestled in the family-friendly community of Saddleridge, this property is close to schools, parks, LRT, shopping, and essential amenities. Offering exceptional value, this home is a must-see. Don't miss out—book your viewing today or take a virtual tour through our 3D showcase!