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6243 Saddlehorn Drive NE  
Calgary, Alberta

MLS # A2204247



**\$599,999**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,299 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Garden, Gazebo		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bidet, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** GAZEBO

Fully Renovated Front Double Car Garage Home with Legal Basement Suite in Saddleridge &ndash; Prime Location! Welcome to this beautifully renovated home in the heart of Saddleridge, Calgary NE. Featuring a front-attached garage and an open-concept floor plan, this home offers a modern living experience with stylish upgrades throughout. As you step inside, you&rsquo;ll immediately notice the abundance of natural light that fills the space, creating a warm and inviting atmosphere. The brand-new kitchen is a chef&rsquo;s dream, featuring sleek cabinetry, a quartz countertop, and high-end finishes that make cooking and entertaining a pleasure. The open layout seamlessly connects the kitchen, dining, and living areas, providing the perfect setup for family gatherings. The new flooring and blinds enhance the home&rsquo;s elegant appeal, offering both style and durability. Every corner of this home has been thoughtfully updated to ensure a fresh and modern feel. Spacious & Comfortable Living, Upstairs, you&rsquo;ll find three generously sized bedrooms, each designed with comfort in mind. Large windows allow natural light to brighten the rooms, creating a relaxing ambiance. The full bathroom on this level is stylishly with modern fixtures and finishes, providing a luxurious experience. Legal Basement Suite &ndash; Extra Income Potential: One of the standout features of this home is the fully finished 2 Bedroom legal basement suite. This space is perfect for generating extra rental income or accommodating extended family. Whether you're an investor or a homeowner looking for financial flexibility, this legal suite is a valuable asset that adds significant potential to the property. Prime Location &ndash; Convenience at Your Doorstep, This home is ideally situated right in front of a school and park, making it an excellent choice for families with children. The

location offers easy access to everyday essentials, with a shopping plaza, clubhouse, and public transit and LRT Station all within walking distance. Living in Saddleridge means being part of a vibrant and well-connected community. Enjoy nearby parks, walking trails, and recreational facilities, as well as quick access to major roadways for an easy commute. With a modern design, brand-new upgrades, and a legal basement suite, this home offers everything you need for comfortable living and financial growth. Whether you're looking for a family home or an investment opportunity, this fully renovated property in Saddleridge is a must-see. Don't miss out—schedule your private viewing today!