

**179 Saddlemead Close NE**  
**Calgary, Alberta**

**MLS # A2216495**



**\$650,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,227 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Finished, Full, Suite

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

BEAUTIFUL 2 STOREY DOUBLE ATTACHED GARAGE FEATURES 3 BEDROOMS UPSTAIRS MASTER WITH ENSUITE ,MAINFLOOR FEATURES FIREPLACE ,FENCED BACKYARD ,1 bedroom LEGAL SUITE. LAUNDRY, SEPARATE ENTRANCE ,PROPERTY IS CONVENIENTLY LOCATED CLOSE TO LRT AND OFFERS A RANGE OF AMENITIES CLOSE BY