

**151 Saddlehorn Close NE**  
**Calgary, Alberta**

**MLS # A2221428**



**\$699,999**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge           |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,765 sq.ft.           | <b>Age:</b>   | 2005 (20 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 Lane, Back Yard   |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

Spacious Home with Prime Location and Modern Updates! Ready to move in! This stunning 4-bedroom, 3.5-bathroom home with a 1-bedroom illegal basement suite offers both convenience and style. Situated directly across from a bus stop and just a 10-minute walk to Saddletowne Station, commuting is a breeze! You'll love the nearby plaza within walking distance, featuring restaurants, coffee shops, grocery stores, and even a registry for all your daily needs. Inside, the home boasts engineered hardwood flooring and has been freshly painted just last year. The open floor plan on the main floor includes a modern kitchen island, and appliances like the refrigerator and electric range are approx. year old. The beautifully renovated 2-piece bathroom on the main floor adds a touch of elegance. Also, comes with New roof and new gutters done recently. Upstairs, you'll find a spacious bonus room facing the front, perfect for lounging or as an additional family space. The primary bedroom comes complete with a walk-in closet and a 4-piece ensuite for your comfort. Two additional well-sized bedrooms share another full bathroom. The finished garage adds a polished touch, and there's plenty of parking available right in front of the house. For added flexibility, the home features a separate side entrance leading to a 1-bedroom illegal basement suite. This home has everything you need—don't miss your chance to own this gem in a prime location. Schedule your viewing today!