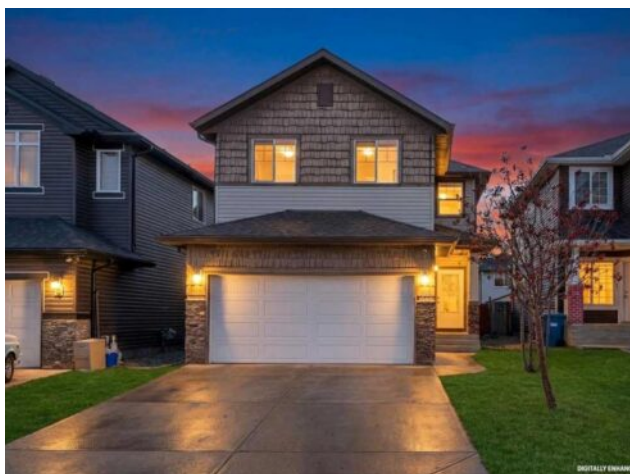


**34 Saddlecrest Crescent NE  
Calgary, Alberta**

**MLS # A2287548**



## \$680,000

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,042 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** none

2 BEDROOM LEGAL SUITE,4+2 BEDROOMS 3.5 BATHS,DOUBLE FRONT ATTACHED GARAGE.CLOSE TO BUS,SCHOOL,FUTURE TRAIN STAION AND SHOPPING,EASY ACCESS TO AIRPORT,STONEY TRAIL AND PARKS..VERY EASY TO SHOW.BASEMENT IS FULLY FINISHED WITH 2 BEDROOM LEGAL SUITE WITH SEPARATE ENTRANCE AND SEPARATE LAUNDRY.SOME OF THE FEATURES ARE 9 FT. CEILING ON THE MAIN,ROUND STAIRS,2 SITTING AREAS ON THE MAIN LEVEL.KITCHEN WITH HUGE RENOVATED ISLAND,FAMILY ROOM WITH GAS FIRE PLACE..BASEMENT IS VACANT UPSTAIRS IS OCCUPIED BUT CAN BE SHOWN WIH SOME NOTICE.