

48 Saddlestone Grove NE
Calgary, Alberta

MLS # A2173436



\$809,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,205 sq.ft.	Age:	2019 (5 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Low Maintenance Landscape, Landscaped, Lev		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: Range Hood

EXTENSIVELY UPGRADED HOME - 3000+ SQ FT HOME WITH 6 BEDS & 5 FULL BATHS - 2 MASTERS - 2 BEDROOM ILLEGAL SUITE (SOLID MORTGAGE HELPER) - MAIN FLOOR BEDROOM & FULL BATH - 9 FT CEILINGS ON MAIN - ALL 3 BEDROOMS ON UPPER LEVEL HAVE W.I.C(s) - CENTRAL A/C - HEATED DOUBLE GARAGE - EXTENDED DRIVEWAY (FITS UP TO 3 VEHICLES) - CONCRETE PAD/PATIO IN THE BACKYARD & WELL CONSTRUCTED SHED - CLOSE TO PARK & POND. Simple and functional Open Floorplan Concept throughout. Main floor offers a formal living, BEDROOM & FULL BATH, upgraded kitchen with stainless steel appliances, family room with fireplace and dining with access to your concrete pad/patio. Upper level features a bonus room, 3 bedrooms and 3 FULL baths (ensuites included). Of the 3 bedrooms, there are 2 MASTERS WITH THEIR OWN ENSUITES & W.I.C(s)!!! The laundry feature is conveniently located on the upper level. The 2 BEDROOM ILLEGAL SUITE IS A SOLID MORTGAGE HELPER - also featuring a full bath, rec / living room, kitchen and separate laundry. Please note the upgrades: CENTRAL A/C, CONCRETE PAD/PATIO IN THE BACKYARD & WELL CONSTRUCTED SHED & HEATED DOUBLE GARAGE! This home is in a solid location with easy access to schools, shopping, Metis Trail NE & Stoney Trail NE! GREAT VALUE - AMAZING STARTER HOME!