

280 Saddlemead Road NE  
Calgary, Alberta

MLS # A2214837



**\$569,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,117 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** storage shed

Beautiful 4 bedroom home in a quiet street in Saddleridge. The house comes complete with a fully developed basement and a double detached garage. This home is in great condition and some of the recent upgrades include new luxury vinyl plank flooring, new quartz counter in the kitchen, new stucco siding, shingles and a new hot water tank (2022). The basement is fully finished with a 4th bedroom, entertainment area and a full bath. Great location! Just a few minutes away from school, playground, shopping and the Saddleridge C-Train station. House is in good condition!