

30 Saddlemead Way NE  
Calgary, Alberta

MLS # A2201819



**\$639,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,236 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance		

**Inclusions:** N/A

This fully renovated home is perfect for those looking for a great investment opportunity or a comfortable space to settle into. With 4 spacious bedrooms, 3.5 modern bathrooms, and an illegal BASEMENT SUITE, this home offers both comfort and versatility. Located in a family-friendly neighbourhood, just steps away from a playground and within walking distance to a school, it's the ideal setting for growing families. The main floor welcomes you with a bright, open living area, a beautifully designed kitchen, and a convenient 2-piece bathroom. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, providing ample space for everyone. The illegal basement suite adds great potential for additional rental income or extended family living. With recent upgrades and high-quality finishes throughout, this home combines modern amenities with a cozy, inviting atmosphere. Enjoy the outdoors with a fully fenced backyard, perfect for relaxation or hosting guests. Don't miss the chance to make this charming, move-in ready home yours!