

**202 Saddlemead Green NE
Calgary, Alberta**

MLS # A2242063



\$553,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	828 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows		

Inclusions: N/A

Discover this beautifully upgraded bi-level residence, featuring 3 bedrooms and 2 full bathrooms, all while combining contemporary improvements with practical living spaces. Nestled in the sought-after Saddle Ridge neighborhood, this home includes 2 generous bedrooms and 1 full bathroom on the main floor, along with an illegal basement suite that contains 1 bedroom and 1 full bath, with a private back entrance. Enter the bright and airy main level, where sunlight pours into the area. The kitchen is a centerpiece, showcasing sleek white appliances, plenty of cabinets, and a fresh, modern design that's perfect for family dinners and gatherings. The connected dining and living spaces provide a smooth transition, making it perfect for unwinding or entertaining guests. The basement significantly enhances the property's appeal, featuring one additional bedroom, a large living area, and a full bathroom. With a private entrance, this area is ideal for extended family, guests, or even as a potential rental unit. Whether you're a growing family or an investor looking for rental potential, this home is a perfect fit! Everything you need is nearby located in the highly desirable Saddleridge community, this home is just minutes away from: Saddletowne LRT. This home offers the perfect combination of modern comfort, practicality, and location. This is an opportunity you don't want to miss!