



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

183 saddleback Road NE
Calgary, Alberta

MLS # A2217369



\$699,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,855 sq.ft.	Age:	2000 (25 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-2A
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: none

This spacious and beautifully designed home offers outstanding value for families of any size. The open-concept floor plan is both functional and inviting, featuring a versatile main-floor flex room—ideal for a home office, playroom, or formal dining area. The large kitchen boasts ample cabinetry, generous counter space, and a cozy breakfast nook, perfect for casual family meals. Upstairs, you’ll find four generously sized bedrooms, including a luxurious primary suite complete with a full ensuite bathroom. A second full bathroom and a convenient upstairs laundry room add to the home’s thoughtful layout. The fully developed basement includes a separate two-bedroom suite with its own kitchen, full bathroom, and private laundry—perfect for extended family or as a mortgage helper. Enjoy summer evenings on the expansive backyard deck, ideal for entertaining. Located close to public transit, shopping, schools, and parks, this home blends comfort, space, and convenience—an ideal choice for modern family living.