



GRASSROOTS
REALTY GROUP

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287 Saddlebrook Way NE
Calgary, Alberta

MLS # A2224094



\$620,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,689 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Hardwood, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Full, Partially Finished
Exterior:	Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: n/a

Welcome to this spacious and well-maintained two-storey home featuring a highly functional layout, perfect for modern family living. The main floor boasts both a separate family room and formal living room, ideal for entertaining or relaxing. Enjoy meals in the dedicated dining area or at the convenient breakfast bar. A cozy fireplace and 9-foot ceilings add warmth and a sense of openness throughout the space. The stunning, oversized kitchen is a highlight, offering ample counter space, a walk-in pantry, a bright breakfast nook, and a charming bay window that fills the room with natural light. Upstairs, you'll find four generous bedrooms and two full bathrooms, while a half bath serves the main level. The basement includes a separate entry and one finished room, providing potential for a guest suite, home office, or additional living space. Located in the desirable Saddlestone neighborhood, this home is within walking distance to a beautiful lake, parks, schools, and transit. The fully fenced yard ensures privacy, and the detached oversized garage offers plenty of storage and parking. Combining comfort, space, and convenience, this home is a must-see. Book your private viewing today!