



**GRASSROOTS**  
REALTY GROUP

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**133 Saddlefield Place NE**  
**Calgary, Alberta**

**MLS # A2224667**



**\$635,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                              |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | 2 Storey                                  |               |                   |
| <b>Size:</b>     | 1,515 sq.ft.                              | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                    |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, No Neighbours Behind |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Central, Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Walk-Up To Grade  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry |                   |     |

**Inclusions:** N/A

Location, Location, Location! This is the home you've been waiting for &mdash; perfectly situated in a quiet cul-de-sac with an expansive pie-shaped backyard that's perfect for families. Step into this modern two-story home and feel instantly at ease. With a sunny south-facing backyard, this property is ideal for outdoor enjoyment, from relaxing on the large deck to watching your kids play on their very own playground set. Inside, the open-concept main floor is designed for effortless entertaining, featuring a kitchen and dining nook that overlook the cozy family room with fireplace. The kitchen also provides direct access to the deck, making indoor-outdoor living seamless. Upstairs, you'll find three spacious bedrooms, including a primary suite with walk-in closet, plus a bright bonus room perfect for a home office or playroom. The finished basement offers a 3-piece washroom and a rec room for family gatherings. All of this in a friendly, amenity-rich community, just moments away from schools, parks, shopping, and more. Don't miss out &mdash; this home checks all the boxes for family living and future potential!