



GRASSROOTS
REALTY GROUP

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272 Saddlemead Road NE
Calgary, Alberta

MLS # A2225058



\$599,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	955 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, No Ne		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, French Door, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: Garage electric heater

Welcome to 272 Saddlemead Road, a bright and clean 4 bedroom, 2 bathroom home with total living space of 1,718 ft². As you enter the home there is a large foyer with a coat closet. The front door has transom and sidelite windows which add so much natural light to the space. The main level of this home has the living room, with gorgeous new hardwood flooring, spacious kitchen and dining area, all open to each other. This allows for so much family space and makes entertaining a dream. The kitchen, with newer appliances, has an enormous amount of gorgeous oak cupboards, drawers and a big pantry; along with lots of space for packing lunches and making meals together. The dining area will fit a large table and has direct access through the french doors to the enclosed deck for the BBQ and additional eating space. Also on the main level is the primary bedroom that is tucked away at the back of the house and has room for your big furniture. There is also a large second bedroom and 4 piece bathroom on the main level. Downstairs to the lower level you will enjoy huge windows throughout. A huge family room, with gas fireplace, to be enjoyed at movie and game nights, along with some extra space to set up the computer! Down the hall are two more bedrooms and a 4 piece bathroom. The laundry room shares space with the mechanical room. The enclosed, private back deck, with roof, is a fabulous place to enjoy the morning coffee and your evenings. The deck also has additional storage space underneath it. - with easy access. The double detached, drywalled and insulated garage is convenient and only a few steps away! There is space for your tool benches and vehicles in the permitted garage. The beautifully landscaped yard has tons of space for kids and animals to safely play. Gardens and trees create a wonderful oasis for family and nature

to enjoy, A large garden shed is conveniently tucked away to keep the tools handy. Recent updates and upgrades to the house between 2020-2024 are; All new Class 4 shingles, continuous ridge ventilation, vinyl siding, downspouts and eavestroughs, garage door, triple pane windows, hardwood flooring in living room and hallway, appliances, hot water tank.. The furnace is serviced and inspected annually. Vents were cleaned in the fall. All the big ticket items have been looked after in this wonderful home, located on a quiet street close to schools, shopping, transit and restaurants. Call your favorite Realtor and come and take a look.