



**GRASSROOTS**  
REALTY GROUP

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**38 Saddlemead Way NE**  
**Calgary, Alberta**

**MLS # A2228248**



**\$580,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,019 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** n/a

Discover the perfect blend of comfort and functionality in this charming family home, ideally situated in the desirable Saddleridge community. Thoughtfully designed with bright, open living spaces, the home welcomes you with soaring vaulted ceilings and a modern, neutral color palette that suits any style. The well-appointed kitchen offers ample room to cook and gather, featuring maple cabinetry, a central island, a pantry, and a cozy dining nook. The expansive primary bedroom includes a walk-in closet, while the fully finished basement adds valuable living space with two additional bedrooms, a spacious family room, and a cozy gas fireplace—ideal for relaxing evenings. With two full bathrooms and a total of four bedrooms, this home easily accommodates a growing family. Set on a large, fenced corner lot with room to add a double garage, and conveniently located across from a playground and close to schools, shopping, and transit, this is a fantastic opportunity to own a beautiful home in a family-friendly neighborhood. Don't miss out—schedule your showing today.