



**GRASSROOTS**  
REALTY GROUP

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## 6 Saddlebrook Gardens NE Calgary, Alberta

**MLS # A2232434**



# \$574,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,484 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, See Remarks, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome home to your delightful 2-storey, 3-bedroom home nestled in the vibrant and family-friendly community of Saddle Ridge. This detached home offers a perfect blend of comfort, functionality, and style, making it an ideal choice for first-time homebuyers, growing families, or investors seeking a well-located property. The main floor features a beautiful living room with glowing natural light, a versatile kitchen with ample cabinetry and a moveable island along with an eating area, a spacious front den for your home office or kids play area, a sizeable powder room and extremely convenient main floor laundry! When you walk up the stairs to the upper level you will notice the plush and new carpet under your feet. Walk through the upper level and you will find a generously sized master bedroom with a walk in closet, the main bathroom and two additional bedrooms which are also exceptionally spacious. The basement is extremely spacious and is waiting for your personal touch so you can design it exactly how you want it to be! Enjoy morning coffee on your front porch or step out back to your rear deck and enjoy summer get togethers with friends. You'll also enjoy having an oversided double detached garage and an additional gated parking spot beside the garage for your recreation vehicle or other cars! Situated just minutes walking distance to schools and other great community features. This home is priced to sell and will not last long. View TODAY and move in before the new school year starts!