



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

7 saddlemont Close NE
Calgary, Alberta

MLS # A2233400



\$539,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,178 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	None		

*****UNBEATABLE VALUE – LOWEST PRICED DETACHED HOME IN THE AREA! ***** DETACHED | 4 BED | 2.5 BATH | PARK FACING | DOUBLE DETACHED GARAGE | NEW ROOF & SIDING Why settle for a townhouse or duplex when you can own this **fully developed DETACHED home at an INCREDIBLE PRICE POINT**? Welcome to this beautiful PARK-FACING property in the heart of Saddleridge – a perfect opportunity for first-time buyers and investors alike! Highlights You’ll Love: Fully DETACHED home – no shared walls! 4 bedrooms, 2.5 bathrooms including a fully finished basement, Brand NEW roof & siding (2025) – worry-free living, Double detached garage with back-alley access, NO homes in front – enjoy park views & extra street parking, Landscaped & fully fenced backyard – great for kids, pets & summer BBQs, Potential for a secondary suite with easy side entrance setup (subject to city approval) Prime Location: Steps to C-Train, Genesis Centre, major shopping (Chalo Freshco, Shoppers), schools (Taradale Elementary, Ted Harrison, Nelson Mandela High) & walkable access to 80th Ave amenities. This home offers the rare combination of LOCATION, SPACE, and VALUE – perfect for families looking to upgrade from a condo or townhouse without breaking the bank. What are you waiting for? – book your private tour today! *****DETACHED HOMES AT THIS PRICE DON’T COME OFTEN*****