



GRASSROOTS
REALTY GROUP

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23 Saddlebrook Gardens NE Calgary, Alberta

MLS # A2233490



\$660,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,406 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks		

Inclusions: None

Welcome to this beautifully upgraded 5-bedroom, 3.5-bath home nestled in the well-established and family-friendly community of Saddleridge NE. Boasting a fully renovated interior, this move-in-ready property offers exceptional value and high-end modern finishes throughout—including brand-new vinyl flooring, new carpet, upgraded doors, new light fixtures, and updated electrical switches for a sleek, contemporary look. All stainless steel appliances are elegant and brand new, perfectly complementing the stylish kitchen and overall modern aesthetic of the home. From the moment you arrive, you'll be impressed by the charming curb appeal, complete with a concrete walkway, manicured front garden, and inviting front porch. Step inside to discover a bright, open-concept floor plan featuring a spacious living room with a stylish gas fireplace, a dedicated dining area, and a brand-new kitchen. The kitchen is a chef's dream with elegant quartz countertops, a centre island, a corner pantry, ample cabinetry, and a large window overlooking the south-facing backyard. The main level also includes a discreetly located 2-piece powder room and direct access to a massive deck—perfect for entertaining. The outdoor space is ideal for gatherings with its inlaid stone fire pit area, garden space, and a large concrete pad offering parking for two vehicles, all accessible via a paved back lane. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet with custom organizers and a private 4-piece ensuite. A second full bathroom, linen storage, and upper-level laundry add to the home's functionality. The newly completed legal basement suite is a standout feature, offering two additional bedrooms, a fully equipped kitchen, full bath, private laundry, and a separate entrance—an excellent mortgage helper or

legal suite. Additional upgrades include fresh paint throughout, a central vacuum system, and professional cleaning for a pristine presentation. Ideally located within walking distance to schools, parks, shopping, transit, and all essential amenities, this home offers both convenience and comfort. A rare find in a desirable community—book your private showing today.