



**GRASSROOTS**  
REALTY GROUP

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**106 Saddletree Drive NE**  
**Calgary, Alberta**

**MLS # A2237089**



**\$685,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,741 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<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>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters		

**Inclusions:** In Basement : washer, electric stove, Range hood, refrigerator

Welcome to Your New Home in Saddleridge! Discover this beautifully maintained and fully renovated 2-storey home with an attached double garage and a fully legal basement suite, ideally located in the heart of the Saddleridge community. Upstairs, you'll find 3 spacious bedrooms, including a primary suite with its own bathroom, an additional full bath, and a generously sized bonus room—perfect for a home office, media space, or playroom. The main floor offers an inviting layout with a bright family room, cozy living area, and a dedicated dining space—ideal for both everyday living and entertaining. Recent updates include a brand-new roof, siding, flooring, carpet, and fresh paint throughout, giving the entire home a fresh, modern feel. The 1-bedroom legal basement suite is a standout feature, offering a private entrance, full kitchen, bathroom, in-suite laundry, and a well-sized bedroom—perfect for rental income or multi-generational living. Just 2 minutes’ walk to a nearby schools, Close to Saddletown Circle, Savanna Plaza, shopping, dining, and transit Easy access to major roads and community amenities. Don’t miss your chance to own this move-in-ready home in one of NE Calgary’s most sought-after neighborhoods!