



**GRASSROOTS**  
REALTY GROUP

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

**52 Saddleback Way NE**  
**Calgary, Alberta**

**MLS # A2237152**



**\$594,950**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Level		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Basement Appliances: Refrigerator, Stove - Electric, Hood Fan

Welcome to your dream home in the highly sought-after Saddle Ridge Community! This stunning 2-story residence boasts a 2-car, front-attached garage and has been beautifully updated with brand-new engineered laminate flooring, fresh paint, lighting and modern appliances. The main floor features a convenient half-bath, a spacious living room highlighted by a cozy corner gas fireplace, and a well-equipped kitchen that flows into the dining area. Step through the patio door to enjoy your outdoor oasis on the covered deck, overlooking a large backyard complete with RV parking, a brand-new roof, and siding. Fascia and gutters. Upstairs, you'll find three inviting bedrooms and a full bathroom, with a cheater door for added convenience from the master bedroom. The fully finished basement enhances the living space with a full kitchen, a comfortable living room, a 3-piece bathroom, and a laundry area. Located just a block away from the Saddle Town C-Train station and all local amenities, this home offers unbeatable value and is priced to sell! Don't miss out on this incredible opportunity—schedule your viewing today!