



**GRASSROOTS**  
REALTY GROUP

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**19 Saddlemont Way NE**  
**Calgary, Alberta**

**MLS # A2238135**



**\$534,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	823 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** n/a

Discover this beautifully maintained bi-level home, perfectly located within walking distance to Saddletowne Circle. Enjoy the convenience of nearby amenities including Shoppers Drug Mart, grocery stores, gas stations, restaurants and a variety of retail shops—all just steps away. Nestled in a peaceful, family-friendly neighborhood, this spacious home offers comfort, versatility and charm. The main floor welcomes you with a bright and open living room featuring vaulted ceilings, seamlessly connected to a well-appointed kitchen with ample cabinetry and a cozy dining area. This level also includes a generous primary bedroom, a 4-piece bathroom and a second good-sized bedroom with a patio door that opens onto a large west-facing deck—perfect for your morning coffee or evening BBQs. The fully finished lower level has its own exterior side entrance and includes a large bedroom, full bathroom, second kitchen and shared laundry area. Step outside to a fully fenced backyard, offering a private space to relax, entertain and enjoy warm summer evenings. With its unbeatable location and potential, this home is a rare find in today's market. Don't miss your chance—schedule a private showing with your favorite realtor today before it's gone!