



**GRASSROOTS**  
REALTY GROUP

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

**57 Saddleland Drive NE**  
**Calgary, Alberta**

**MLS # A2240515**



**\$739,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,406 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** IN BASEMENT: REFRIGERATOR, ELECTRIC STOVE, RANGE HOOD, MICROWAVE, WASHER AND DRYER.

Welcome to this beautifully finished detached home with a front-attached garage, located in the highly sought-after community of Saddleridge in NE Calgary! Perfectly positioned near schools, parks, shopping, the airport, and with easy access to Stoney Trail, this spacious home offers convenience and comfort for the entire family. Step inside to a generous foyer that opens into a bright family room, with a dedicated office/flex space just across. A convenient 2-piece bathroom is tucked to the side as you move into the heart of the home—a stylish kitchen featuring stainless steel appliances, and a functional layout that overlooks the dining area and cozy living room with a gas fireplace. Large windows flood the space with natural light, creating a warm and inviting atmosphere. Upstairs, you’ll find a spacious bonus room ideal for family entertainment. The luxurious primary suite features a den, a walk-in closet, and a 4-piece ensuite. Two additional bedrooms complete the upper level—one with its own 2-piece ensuite and walk-in closet—along with a full 4-piece bathroom for added convenience. The fully finished basement suite (Illegal) offers even more living space, including a large recreation room, two additional bedrooms with walk-in closets, a 4-piece bathroom, a kitchen, and ample storage. It’s the perfect setup for extended family. Enjoy outdoor living in the fully fenced backyard—ideal for kids, pets, and summer gatherings. Don’t miss your chance to own this exceptional home in a vibrant, family-friendly neighborhood. Book your private showing today!