



GRASSROOTS
REALTY GROUP

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

280 Saddlemead Road NE
Calgary, Alberta

MLS # A2241507



\$529,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,117 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	None		

Beautiful 4 bedroom home in a quiet street in Saddleridge. The house comes complete with a fully developed basement and a double detached garage. This home is in great condition and some of the recent upgrades include new luxury vinyl plank flooring, new quartz counter in the kitchen, new stucco siding, shingles and a new hot water tank (2022). The basement is fully finished with a 4th bedroom, entertainment area and a full bath. Great location! Just a few minutes away from school, playground, shopping and the Saddleridge C-Train station. House is in good condition!