



**GRASSROOTS**  
REALTY GROUP

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**16 Saddletree Close NE**  
**Calgary, Alberta**

**MLS # A2242599**



**\$759,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,642 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<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>	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Outside Shed		

--\$30,000.00 PRICE DROP-- Welcome to this fully renovated 5-bedroom, 3.5-bathroom home offering 1,642 square feet of beautifully upgraded living space, located in the highly desirable and convenient neighborhood of Northeast Calgary. With a legal 2-bedroom basement suite and a double attached garage, this home is perfect for families, multi-generational living, or anyone looking for a mortgage helper with strong rental potential. From the moment you step inside, you'll be impressed by the grand open-to-below entrance, which floods the foyer with natural light and sets the tone for the spacious and modern interior. The main level has been completely updated with brand-new vinyl plank flooring, fresh paint throughout, and a revamped kitchen featuring quartz countertops, stylish cabinetry, a tiled backsplash, and stainless steel appliances. The spacious living and dining areas are perfect for hosting, while a convenient half-bath completes the main floor. Upstairs, you'll find three large bedrooms including a primary suite with a walk-in closet and a fully updated ensuite. All bathrooms in the home have been fully renovated with modern fixtures, custom vanities, and sleek tile work. The legal basement suite offers two generously sized bedrooms, a fully equipped kitchen, living area, full bathroom, and its own laundry setup &mdash; all with private access from a separate side entrance. Whether used as an income-generating rental or private space for family, it adds exceptional value and flexibility to the home. Step outside to enjoy a low-maintenance exterior &mdash; the entire property has been upgraded with concrete poured all around, including walkways, the side yard, and a fully finished backyard. A large deck provides the perfect spot for entertaining or relaxing, and the double attached garage offers both convenience and secure

parking. Located right next to a middle school and just minutes from the Calgary International Airport, this home is surrounded by multiple plazas, grocery stores, restaurants, transit access, and essential amenities. It's a rare opportunity to own a move-in-ready, income-producing property in one of Calgary's most vibrant and well-connected communities. This one truly has it all — space, style, location, and income potential. Book your private showing today and see the quality and value for yourself!