



GRASSROOTS
REALTY GROUP

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16 Saddlebrook Place NE
Calgary, Alberta

MLS # A2246834



\$495,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,389 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Rear Drive, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: Front Sprinkler system, Inbuilt ceiling speaker system, Gazebo

Welcome to your dream home in the vibrant community of Saddle Ridge! This free hold semi-detached beauty offers over 1,300 sq. ft. of thoughtfully designed living space, featuring 3 spacious bedrooms, 2.5 bathrooms, and a functional layout perfect for families or entertaining. From the warm, inviting interiors to the modern finishes, every detail is crafted for comfort and style. Nestled in a thriving neighborhood with schools, parks, and amenities just minutes away, this is an incredible opportunity to secure a home at a fantastic price. So many great upgrades like built in speaker system on the main floor and in master bedroom, Gazebo in backyard, U/G sprinklers at front yard just to name a few. Don't miss the Huge backyard that's fully fenced for the kids to run. Don't let this gem slip away—schedule your viewing today!