



GRASSROOTS
REALTY GROUP

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235 Saddlemead Road NE
Calgary, Alberta

MLS # A2246860



\$612,500

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,124 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: None

Massive Pie-Shaped Lot in Prime Saddleridge Location – Approx. 2,148 Sq.Ft. Living Space | 4 Bed | 2 Bath | Illegal Basement Suite | High Ceilings | Large Yard with Extra Parking & Storage Shed This beautifully maintained home with 2148SQFT of living space sits on an impressive 6,350 sq. ft. pie-shaped lot – one of the largest in the neighbourhood. The unique lot shape offers exceptional yard space, extra parking options, and privacy. With the new zoning changes, there’s added potential for future possibilities (subject to City approval), making this property a rare find. Located in a highly sought-after area, you’re just steps to schools, the Genesis Centre, parks, playgrounds, and within walking distance to the Saddleridge LRT station – convenience truly at your doorstep. Inside, you’re greeted by a bright, spacious living room with soaring ceilings. The kitchen features a skylight, abundant cabinetry, and a brand-new stove, alongside a generous dining area. The main level features three spacious bedrooms and a full bathroom with laundry facilities. The illegal basement suite offers a large living room, one bedroom, an office, and its own separate laundry – perfect for extended family or guests. The massive backyard includes a storage shed, parking pad, and plenty of open space for your ideas. This is a rare opportunity to own a home with space, location, and future potential all in one.