

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

79 Saddlebrook Common NE Calgary, Alberta

MLS # A2247370



\$489,920

| Division: | Saddle Ridge | | | |
|-----------|---------------------------------|--------|-------------------|--|
| Type: | Residential/Duplex | | | |
| Style: | 2 Storey, Attached-Side by Side | | | |
| Size: | 1,293 sq.ft. | Age: | 2007 (18 yrs old) | |
| Beds: | 4 | Baths: | 3 full / 1 half | |
| Garage: | Parking Pad | | | |
| Lot Size: | 0.07 Acre | | | |
| Lot Feat: | Back Lane | | | |

| Heating: | Central | Water: | - |
|-------------|--------------------------------|------------|------|
| Floors: | Carpet, Ceramic Tile, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-2M |
| Foundation: | Poured Concrete | Utilities: | - |
| | | | |

Features: See Remarks

Inclusions: Garden Shed

This is a charming 2-Story Half Duplex—No Condo Fees! Welcome to this beautifully designed 2-story half duplex, fully developed and newly renovated as brand-new carpets and paint, offering an ideal blend of comfort and convenience. This spacious home features a total of 4 bedrooms and 3.5 bathrooms. Main Floor: Enter into a bright and open living area that flows seamlessly into the dining space. The kitchen is well-equipped, perfect for entertaining. A convenient half bathroom completes the main level. Upper Floor: The master suite is a true retreat, featuring a generous walk-in closet and a private ensuite bathroom. Two additional well-sized bedrooms share a full bathroom, making this layout perfect for families. Fully Finished Basement: Enjoy the additional living space with a family room, a fourth bedroom, and a full bathroom. A laundry area provides practicality for everyday living. And the Outdoor Features: Relax on the deck at the back, ideal for outdoor gatherings. A garden shed and two car parking spaces, or a future garage accessed from the back lane. This half duplex is perfect for families looking for space without the burden of condo fees. Schedule a viewing today!