



GRASSROOTS
REALTY GROUP

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427 Saddlebrook Way NE
Calgary, Alberta

MLS # A2248432



\$524,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,182 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to Your Dream Home in Saddle Ridge! This beautifully maintained home offers the perfect blend of comfort, style, and convenience. Featuring a new roof, updated sidings, professionally cleaned and fresh paint on the main and upper levels, this home is truly move-in ready. Step inside to an open floor plan living room with large windows that flood the space with natural light. The modern kitchen is equipped with stainless steel appliances and a brand-new dishwasher (to be installed), making it a perfect space for cooking and entertaining. Upstairs the primary bedroom includes a spacious walk-in closet and a window AC unit for added comfort. Two additional bedrooms on the upper level share a well-appointed 4-piece bathroom. The fully finished basement offers even more living space, complete with a 4th bedroom and a large recreation room, ideal for a home office, gym, or family movie nights. Outside, enjoy the beautifully landscaped front and backyard, perfect for relaxing or entertaining guests. Located in a prime Saddle Ridge location, this home is close to public transportation, the airport, shopping centers, schools, and playgrounds—everything your family needs is just minutes away. Don't miss this fantastic opportunity to own a beautiful home in one of Calgary's most desirable communities!