



**GRASSROOTS**  
REALTY GROUP

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

**47 SADDLEBACK Way NE**  
**Calgary, Alberta**

**MLS # A2249697**



**\$579,000**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                                 |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | 2 Storey                                     |               |                   |
| <b>Size:</b>     | 1,682 sq.ft.                                 | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 4                                            | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                       |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Dog Run Fenced In, Pie Shaped Lot |               |                   |

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Concrete, Stone, Vinyl Siding, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Granite Counters, Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1N

**Utilities:** -

**Inclusions:** None

EXCELLENT LOCATION! few minutes walk to SADDLETOWN LRT Station and # 23 BUSES . DON'T MISS this 3 BEDROOM, 2 and Half WASHROOMS ,2 STOREY home with FULLY FINISHED BASEMENT and DOUBLE ATTACHED GARAGE located in HEART of SADDLE RIDGE. This beautiful, bright, with 9 FOOT knockdown CEILINGS, open concept living room, dining room, and kitchen complete with GRANITE COUNTERTOPS, LARGE ISLAND, . Laundry room and 2 piece bathroom round out a very functional main floor layout. Upstairs is a bonus room featuring a gas fireplace, SPACIOUS PRIMARY BEDROOM with 4 piece ensuite and walk-in closet, 4 piece main bathroom, and 2 good sized additional bedrooms. The fully finished basement with a Large Bedroom or family recreation area. The deck has been converted to a SUNROOM AND THE yard is fully fenced.