



**GRASSROOTS**  
REALTY GROUP

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**15 Saddletree Drive NE**  
**Calgary, Alberta**

**MLS # A2250347**



**\$699,999**

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                               |               |                   |
| <b>Type:</b>     | Residential/House                          |               |                   |
| <b>Style:</b>    | 2 Storey                                   |               |                   |
| <b>Size:</b>     | 2,053 sq.ft.                               | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 5                                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                     |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Low Maintenance Landscape, Rectangular Lot |               |                   |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame       | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island                 |                   |     |

**Inclusions:** Both Refrigerators in Kitchen included

ALMOST 2,900 SF OF LIVING SPACE | FORMER SHOWHOME | ACROSS GREEN SPACE AND SCHOOLS | VERY WELL-MAINTAINED HOME | NEW ROOF | NEW SIDING | NEW KITCHEN COUNTER TOP. Welcome to 15 Saddletree Drive NE, a beautifully maintained residence nestled in the desirable community of Saddle Ridge. This 2-storey detached house boasts 5 bedrooms 3.5 bathroom, a double heated attached garage. The layout was perfectly designed and once used to be a show home. As you step inside, you'll be greeted by a cozy living area with a fireplace, large windows, connecting with kitchen and dining area, the walls was painted in designer color. Floor is well-maintained with hardwood, tile and carpet. The main level includes an office, a convenient half bath and a dedicated laundry area, enhancing functionality for daily living. Upstairs, you'll find three well-appointed bedrooms, including a master suite complete with an ensuite bathroom and a walk-in closet. The additional bedrooms are perfect for family, guests, or a home office. The basement has been fully developed with 2 more bedrooms and one full bathroom and another rec/living room adding extra space for your family. Outside is the private yard ideal for relaxation, play or summer barbecue. This home is situated in a convenient location where the bus stop is just at your doorstep, the Saddletowne C-train station is just 1km away, playground and schools are within walking distance. Don't miss your chance to own this charming home at 15 Saddletree Drive NE—where comfort meets convenience!