

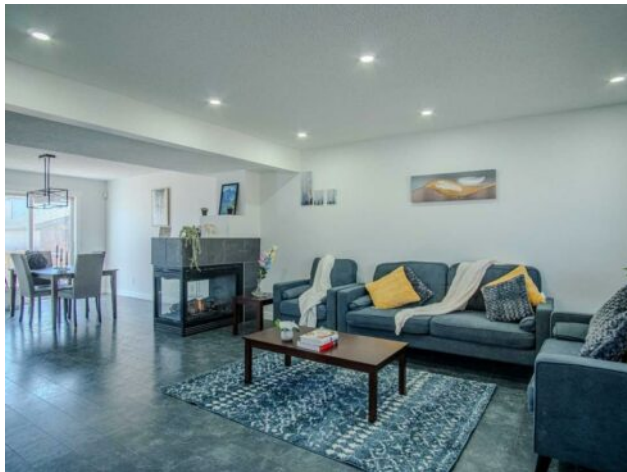


GRASSROOTS
REALTY GROUP

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23 Saddlebrook Gardens NE
Calgary, Alberta

MLS # A2250808



\$649,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,413 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	On Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance		

Inclusions: none

****OPEN HOUSE ****Sunday Sep 14, 1-4PM This beautifully upgraded 5-bedroom, 3.5-bath home is nestled in the well-established, family-friendly community of Saddle ridge NE. Featuring a fully renovated interior, this move-in-ready property offers exceptional value with modern finishes and thoughtful upgrades throughout. Step inside to find: vinyl flooring, new paint, new carpet, Upgraded doors, new light fixtures, and switches for a sleek, contemporary look New stainless steel appliances enhancing a stylish, modern kitchen on main floor The bright, open-concept main floor boasts a spacious living room with a gas fireplace, a dedicated dining area, and a chef's kitchen with quartz counter tops, centre island, corner pantry, and ample cabinetry. A discreet 2-piece powder room and access to a massive backyard deck make this level perfect for family living and entertaining. Enjoy outdoor living with a stone fire pit area on huge deck, garden space, and a large concrete pad for parking, also paved back lane. Upstairs, the home offers three generous bedrooms, including a primary retreat with walk-in closet and private en-suite, plus an additional full bath and convenient upper-level laundry. The newly completed ***LEGAL SUITE IN BASEMENT*** is a standout feature—complete with 2 bedrooms, full kitchen, private laundry, and separate entrance—ideal as a mortgage helper or private guest space. Additional highlights include fresh paint, central vacuum, professional cleaning, and charming curb appeal with a concrete walkway, manicured garden, and inviting front porch. Perfectly located within walking distance to schools, parks, shopping, transit, and all amenities, this home is a rare find in a desirable neighbourhood.

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