



**GRASSROOTS**  
REALTY GROUP

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**48 Saddleback Way NE**  
**Calgary, Alberta**

**MLS # A2253038**



**\$665,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,156 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** N/A

This move-in ready 4-bedroom, 3.5-bath home shines with modern updates and a fantastic location. The main floor features an open-concept layout with a bright living space, upgraded kitchen with quartz countertops, stainless steel appliances, and a spacious dining area leading to a large deck. Upstairs offers a sunny primary suite with walk-in closet and ensuite, plus two more generous bedrooms and a full bath. The fully finished basement adds extra living space with a recreation area, bedroom, and full bath—ideal for family or guests. Outside, enjoy a landscaped yard, fenced for privacy, and a double attached garage for convenience. Walking distance to LRT, schools, parks, and shopping—this home truly has it all!