



GRASSROOTS
REALTY GROUP

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

16 Saddlebrook Place NE
Calgary, Alberta

MLS # A2254488



\$479,888

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,389 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Rear Drive, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: Front Sprinkler system, Inbuilt ceiling speaker system, Gazebo

Welcome to your dream home in the vibrant community of Saddle Ridge! This beautifully maintained freshly painted freehold semi-detached home offers over 1,350 sq. ft. of thoughtfully designed living space, perfect for families and first-time buyers alike. The inviting main floor features a bright and functional layout, ideal for entertaining or everyday living. Upstairs, you'll find 3 spacious bedrooms and 2.5 bathrooms—including the rare convenience of two full bathrooms on the upper level. The primary suite is complemented by modern finishes and added comfort. This home comes loaded with upgrades: Central air conditioning for year-round comfort, Freshly painted interiors with a clean, modern look, Built-in speaker system on the main floor and in the primary bedroom, Backyard gazebo, perfect for summer gatherings, Underground front-yard sprinklers for easy maintenance, A huge, fully fenced backyard for kids and pets to play freely. Located in a family-friendly neighborhood, you'll love the easy access to schools, parks, shopping, transit, and all amenities. Don't miss this opportunity to own a stylish and upgraded home in one of Calgary's most desirable communities.