



**GRASSROOTS**  
REALTY GROUP

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**29 Saddlestone Gate NE**  
**Calgary, Alberta**

**MLS # A2255565**



**\$549,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,510 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Step into this beautifully maintained 3-bedroom, 2.5-bath duplex, ideally located in a HIGHLY DESIRABLE AREA close to schools, commercial establishments, and everyday conveniences. This home offers the perfect blend of comfort, functionality, and future potential. Step inside to an OPEN-CONCEPT main floor that seamlessly combines the kitchen, dining, and living spaces—perfect for entertaining or enjoying family time. The home feels bright, welcoming, and move-in ready. Upstairs, you’ll find THREE SPACIOUS BEDROOMS, including a primary suite with its own ensuite, offering comfort and privacy for the whole family. The home features a TWO-CAR GARAGE, providing both convenience and extra storage. At the back, a deck overlooks the well-maintained yard, giving you the perfect outdoor space for summer barbecues, morning coffee, or simply relaxing in your own private retreat. THE FULLY DEVELOPED BASEMENT is a gem—ready for you to bring your vision to life. Basement consists of rec room, one bedroom and full washroom. This property is not only ideal for growing families looking for a place to call home but also an excellent opportunity for investors seeking a well-kept property in a desirable location. Don’t miss the chance to own this versatile and inviting home that truly has it all—comfort, convenience, and future potential.