



GRASSROOTS
REALTY GROUP

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106 Saddletree Drive NE
Calgary, Alberta

MLS # A2256724



\$649,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,741 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters		

Inclusions: Basement : washer, electric stove, Range hood, refrigerator

Welcome to Your New Home in Saddleridge! Discover this beautifully maintained and fully renovated 2-storey home with an attached double garage and a fully legal basement suite, ideally located in the heart of the Saddleridge community. Upstairs, you'll find 3 spacious bedrooms, including a primary suite with its own bathroom, an additional full bath, and a generously sized bonus room—perfect for a home office, media space, or playroom. The main floor offers an inviting layout with a bright family room, cozy living area, and a dedicated dining space—ideal for both everyday living and entertaining. Recent updates include a brand-new roof, siding, flooring, carpet, and fresh paint throughout, giving the entire home a fresh, modern feel. The 1-bedroom legal basement suite is a standout feature, offering a private entrance, full kitchen, bathroom, in-suite laundry, and a well-sized bedroom—perfect for rental income or multi-generational living. Just 2 minutes’ walk to a nearby schools, Close to Saddletown Circle, Savanna Plaza, shopping, dining, and transit Easy access to major roads and community amenities. Don’t miss your chance to own this move-in-ready home in one of NE Calgary’s most sought-after neighborhoods!