



GRASSROOTS
REALTY GROUP

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

235 Saddlestone Grove NE
Calgary, Alberta

MLS # A2256818



\$679,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,867 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Gorgeous Family Home | 1,867 SqFt | 3 Beds | 2.5 Baths | Open Floor Plan | Expansive Living Space | Full Height Cabinets | Stainless Steel Appliances | Kitchen Island | Barstool Seating | Pantry | Large Windows | Ample Natural Light | Gas Fireplace | Main Level Laundry | Upper Level Bonus Room | Side Entry to Basement | Unfinished Basement | Large Backyard | Patio | Fully Fenced | Double Attached Garage | Driveway | Incredible Location | Near CBE Hugh A Bennet School, Parks & Walking Paths. Welcome to this gorgeous 2-storey family home boasting 1,867 SqFt throughout the main and upper levels with an additional 724 SqFt in the unfinished basement. The front door opens to a foyer and the front living room. The living room is a great space to enjoy socializing with your friends and family as you host! The open floor plan kitchen, dining and family rooms with high ceilings, recessed lighting and large windows amplifies the space in this home. The kitchen is outfitted with full height cabinets, stainless steel appliances, quartz countertops and a corner pantry. The kitchen island with a barstool seating area is the perfect place to enjoy small meals or socialize while you cook! The dining room has sliding glass doors that lead to the backyard with a patio for outdoor dining! The family room has large windows that overlook the backyard and has a gas fireplace with a floor to ceiling tile accent wall behind. The main level is complete with a hall laundry and a 2pc bath. Upstairs holds 3 bedrooms, 2 full bathrooms and a bonus room. The primary bedroom is expansive with a walk-in closet and a private 4pc ensuite bath. The ensuite has a deep soaking tub, walk-in shower and a single vanity with storage below. Bedrooms 2 & 3 are both a great size and share the 4pc bath with a tub/shower combo. The bonus room is a great addition to your family's entertainment space. Downstairs, the

unfinished basement has a separate side entry making any future development easy! Outside the home is a fully fenced backyard with a great lawn space and concrete patio for a dining set. The front double attached garage and driveway allow for 4 vehicles to be parked at any time plus street parking is readily available too. This home is surrounded by amenities; the CBE Hugh A Bennet School, parks, playgrounds and walking paths are all minutes away. Hurry and book your showing at this incredible family home today!