



GRASSROOTS
REALTY GROUP

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

103 Saddlemont Way NE
Calgary, Alberta

MLS # A2258173



\$520,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,401 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot		

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

Inclusions:	N/A
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Welcome to this immaculate two-storey home with a 22x22 double detached garage—offering the perfect blend of comfort, style, and functionality. The main floor boasts a bright, open layout featuring a spacious great room with a cozy gas fireplace. The kitchen is thoughtfully designed with a large island and eating bar, pantry, and direct access to a 20’ x 12’ deck that overlooks the beautifully landscaped, fully fenced backyard. The dining area provides flexible space, ideal for either a formal dining room or a casual kitchen table setup to fit your lifestyle. Upstairs, you’ll find a generous primary bedroom along with two additional bedrooms—perfect for family, guests, or a home office. The unspoiled basement, complete with bathroom rough-in, is ready for your personal touch. Key features and upgrades include: • Class 4 impact-resistant shingles (installed 2024) • 120 wiring in the garage with 9’ overhead door • Bathroom rough-in for future basement development • Non-smoking, pet-free home

Meticulously maintained and truly move-in ready, this property is a standout opportunity. Don’t miss your chance—book your private showing today!