



**GRASSROOTS**  
REALTY GROUP

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## 5 Saddlebrook Common NE Calgary, Alberta

**MLS # A2258489**



# \$495,000

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, On Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Welcome to this beautifully maintained semi-detached home ideally located near major shopping centres, schools, parks, and the C-Train station. Perfect for families and commuters alike, this home combines convenience with comfort. The main floor features a bright, open-concept design with a spacious living area, dining room, and functional kitchen—perfect for entertaining or everyday living. Fresh paint throughout gives the home a modern, turn-key feel. Carpet will be professionally dry-cleaned and replaced if required before possession, ensuring a move-in ready experience. A unique open-to-above basement design creates an airy, connected atmosphere unlike typical layouts. Large windows flood the lower level with natural light, making it feel like part of the main floor. Half the basement is already developed, while the other half includes rough-in plumbing and is ready for your vision—whether additional bedrooms, a rec room, or future development to suit your needs (subject to municipal approvals). ?? Unbeatable Location: Just steps from a green space with a playground and basketball court, plus access to an extensive bike and walking path stretching for miles. Behind the home, a newly built playground offers a mini enclosed soccer field, zip line, and picnic area—perfect for families and active lifestyles. Quick access to Stoney Trail, Calgary International Airport, schools, shopping, and transit completes the package. Don't miss this rare opportunity to own a stylish, versatile home in a vibrant, family-friendly neighborhood. Book your showing today!