



GRASSROOTS
REALTY GROUP

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67 Saddlebrook Place NE
Calgary, Alberta

MLS # A2258951



\$546,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,274 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Central, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2M

Utilities: -

Inclusions: Blinds/Window Coverings,

This stunning property checks all the boxes: Located on a quiet cul-de-sac, over 1891 sqft RENOVATED to high standards, HUGE fenced BACK YARD perfect for pets/kids, and central AIR-CONDITIONING! Located in the family-friendly community of Saddle Ridge, within walking distance of Schools, Parks, and Walking Paths with the convenience of community amenities and nature at your doorstep. Entering the home, you are greeted by lots of natural light and beautiful upgrades. Starting with the kitchen, there are NEWER APPLIANCES (including an Air-fryer Oven!), a Pantry and lots of counter space and storage. The spacious livingroom, dedicated dining space and convenient main floor laundry/half bath complete the first floor. Ascending to the second floor, there are 2 good size bedrooms, a recently renovated 4 pc bath (gorgeous!) and a spacious primary retreat. Finishing off this amazing home is the FULLY FINISHED BASEMENT. Containing a 4th bedroom, gym or Rec room and a second fully renovated bathroom, it is perfect for family nights, guests, or working from home. Moving outside, there is a huge fenced backyard, oversized double detached Garage, with extra space for parking or RV storage. An affordable option with no condo fees. Be prepared to fall in love with this amazing home. CHECK OUT VIDEO: <https://vimeo.com/1125377342>.