



**GRASSROOTS**  
REALTY GROUP

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

**79 SADDLEMONT Way NE**  
**Calgary, Alberta**

**MLS # A2259873**



**\$544,999**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,239 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

Welcome to this stunning detached home, offering nearly 1,300 sq. ft. of thoughtfully designed living space on a generous lot of approximately 3,000 sq. ft. Featuring a detached double-car garage at the back and additional street parking, this property provides plenty of room for your vehicles and guests. The open-concept main floor creates a bright and inviting atmosphere, while the upper level includes three spacious bedrooms for your family's comfort. The fully finished basement offers a private one-bedroom suite complete with a full bathroom—perfect for guests or additional living space. Conveniently located near major amenities, with an LRT station just a 10-minute walk away, this home seamlessly blends comfort, functionality, and accessibility.