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## 10 Saddlebrook Gardens NE Calgary, Alberta

MLS # A2260453



\$569,900

Division:	Saddle Ridge			
Type:	Residential/House			
Style:	Bi-Level			
Size:	1,090 sq.ft.	Age:	2006 (19 yrs old)	
Beds:	3	Baths:	1	
Garage:	Alley Access, Off Street, On Street			
Lot Size:	0.08 Acre			
Lot Feat:	Back Lane, Back Yard, Landscaped			

**Heating:** Water: Electric, Fireplace Insert, Floor Furnace, Natural Gas, Wall Furnace Floors: Sewer: Linoleum, Vinyl Plank **Condo Fee:** Roof: Asphalt Shingle **Basement:** LLD: Other **Exterior:** Zoning: Stone, Vinyl Siding, Wood Frame R-G Foundation: None **Utilities:** 

Features: Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance

Inclusions: N/A

Beautiful and spacious home featuring a large living room with gas fireplace, three bedrooms, and a full bathroom on the main level, offering comfort and convenience for family living. The Basement is an ILLEGAL SUITE with a private separate entrance, three additional bedrooms, a full bathroom, making it ideal for extended family or potential rental use. Situated in a prime and family-friendly area, this home is just steps away from schools, a bus stop, and a shopping centre, ensuring easy access to everyday amenities. A perfect choice for large or growing families! Enjoy the flexibility of a separate basement entrance, ample living space, and an excellent location. Move-in ready and waiting for the right family to call it home.