



**10 Saddlebrook Gardens NE
Calgary, Alberta**

MLS # A2260453



\$525,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,090 sq.ft.	Age:	2006 (20 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:	Electric, Fireplace Insert, Floor Furnace, Natural Gas, Wall Furnace	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	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.