



GRASSROOTS
REALTY GROUP

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

307 Saddlebrook Way NE
Calgary, Alberta

MLS # A2260808



\$575,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,656 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air
Floors:	Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full, Separate/Exterior Entry, Suite
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: NONE

Welcome to this stunning detached house in Saddlebrook, boasting over 2,300 square feet of living space. The property features 3 bedrooms and 2.5 bathrooms upstairs, as well as a 2 bedroom illegal suite in basement. The main floor is designed for comfort and entertainment with a spacious living area with a cozy fireplace. The adjacent kitchen is equipped with ample storage space, a huge island and a convenient pantry. The kitchen flows seamlessly into a spacious dining area, illuminated by a beautiful chandelier. Beside the kitchen is a door leading to the backyard and a large closet serves as a practical mudroom. The upper floor is home to three generously sized bedrooms, each boasting large windows that flood the spaces with natural light. The master bedroom is complete with a 4-piece ensuite bathroom and a spacious walk-in closet. The two additional bedrooms also feature roomy walk-in closets and share a full bathroom. A convenient laundry area add to the floor's functionality. The basement illegal suite is perfect for guests or extended family, offering a spacious living area, large kitchen and two bedrooms with ample closet space. A separate laundry area is conveniently located in the basement. Stepping outside, the expansive landscaped backyard is a haven for outdoor enthusiasts, complete with a patio and a 10x10 storage shed. To add on, the roof has class 4 Nordic shingles (with 30 year warranty) which are designed for impact resistance, designed to withstand hail and high winds. The house has hardie at the front and two sides of the shed which is known for their durability and ability to withstand extreme weather conditions. Located in the desirable community of Saddleridge, this property is just moments away from all the amenities you need. Enjoy easy access to shopping, dining, schools, public transportation and recreational facilities,

making this house the perfect choice for those seeking a convenient and comfortable lifestyle.