



GRASSROOTS
REALTY GROUP

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

231 Saddlebrook Way NE
Calgary, Alberta

MLS # A2266900



\$699,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,188 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Paved		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Separate Entrance		

Inclusions: none

Welcome to 231 Saddlebrook Way NE, a beautifully maintained home offering exceptional value with a LEGAL 2-bedroom basement suite plus an additional bachelor suite — ideal for extended family or rental income! The main floor boasts over 1,180 sq. ft. of elegant living space featuring a bright open-concept layout, a modern kitchen with plenty of cabinetry, a cozy living area with a fireplace, and a spacious dining area perfect for gatherings. The primary bedroom includes a private 4-piece ensuite, complemented by two additional bedrooms and another full bath. Downstairs, the legal basement suite offers two large bedrooms, a full kitchen, a living area, and a 4-piece bath — all with separate laundry and entrance for privacy. The bachelor suite adds even more flexibility for generating rental income or housing guests. Enjoy the convenience of a detached double garage, ample parking, and proximity to schools, parks, shopping, transit, and major routes. Whether you're a first-time buyer, multi-generational family, or savvy investor, this property checks every box!