



**GRASSROOTS**  
REALTY GROUP

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**104 Saddlemead Road NE**  
**Calgary, Alberta**

**MLS # A2267846**



**\$499,988**

|                  |                                                                      |               |                   |
|------------------|----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                                                         |               |                   |
| <b>Type:</b>     | Residential/House                                                    |               |                   |
| <b>Style:</b>    | Bi-Level                                                             |               |                   |
| <b>Size:</b>     | 922 sq.ft.                                                           | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 3                                                                    | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street                                                           |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Backs on to Park/Green Space, Landscaped, Rectangular Lot |               |                   |

|                    |                         |                   |     |
|--------------------|-------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home         |                   |     |

**Inclusions:** Shed

Immaculate Bi-level in Saddleridge, located in a well-established community. This 3 bedroom, 2 full baths, detached raised bungalow built in 1999/2000 is a gem & it's positioned well for families or investors alike. Backing directly onto a charming tot lot, the home offers privacy and a perfect play area for young children. Recent upgrades to make this home move-in ready include: New roof, eavestroughs, siding, and screens. Vinyl plank flooring, fresh paint throughout, modern light fixtures. Fully completed lower level. New hot water tank. Located in the heart of Saddleridge, this home is just a short walk to the C-Train station, shopping, schools, banking, Genesis Centre, library, medical and dental services, even police and fire stations AND MORE & everything a family needs within reach. With over 900 square feet on the upper level, and an additional fully-completed lower level, this home blends comfort, convenience and community. Looking for another family to proudly create new memories, it is a must-see and will surprise you with its charm, size, and space& especially given its exceptional price for the location and features. Bonus: Enjoy laundry on both floors.