79 Saddlebrook Way NE
Calgary, Alberta

MLS # A2270761

$579,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,478 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stone, Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions:	N/A

INSTANT EQUITY GAIN | NEWLY RENOVATED | 5 BEDROOMS | 3.5 BATHS | ILLEGAL SUITE | DETACHED HOME | DOUBLE GARAGE Stunning 3+2 Bedroom Home with Separate Entrance and Illegal Suite — A Detached Property with Exceptional Investment Potential Welcome to this beautifully renovated 3+2 bedroom, 3.5 bathroom detached family home, ideally located close to schools, bus stops, parks, and a variety of amenities. Every detail has been thoughtfully upgraded to provide a modern and comfortable living experience. Recent Upgrades & Features Include: Illegal suite with private side entrance Basement kitchen and separate laundry added Fresh paint and bright, modern lighting Stylish new flooring and carpet Quartz countertops and brand-new appliances New hot water tank, roof, and siding Detached double garage with ample parking All hail damage fully repaired This home is perfect for families looking for a move-in-ready property or investors seeking excellent income potential. Opportunities like this are rare—don’t miss out! Book your showing today—this gem won’t last long!