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## 79 Saddlebrook Way NE Calgary, Alberta

MLS # A2270761



\$635,000

Division:	Saddle Ridge					
Type:	Residential/House					
Style:	2 Storey					
Size:	1,478 sq.ft.	Age:	2005 (20 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					

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/

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!