



**GRASSROOTS**  
REALTY GROUP

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**5934 Saddlehorn Drive NE**  
**Calgary, Alberta**

**MLS # A2271026**

**\$589,900**



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                       |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | 2 Storey                           |               |                   |
| <b>Size:</b>     | 1,315 sq.ft.                       | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Off Street |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard               |               |                   |

|                    |                                                                                    |                   |     |
|--------------------|------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Vinyl Plank                                                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                               | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                    | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |                   |     |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to this beautiful home situated on a desirable corner lot, just steps away from major amenities including the Genesis Centre, LRT, shopping, restaurants, bus stops, and easy access to major roadways. This spacious lot offers a back alley, a large fully fenced backyard, and plenty of outdoor potential. The main floor features a welcoming living room with a gas fireplace, a well-sized kitchen, a dining area, a convenient laundry room, and a 2-piece bathroom. Upstairs, you'll find three comfortable bedrooms and a 4-piece bathroom. The basement is partially finished and ready for your personal touch. Don't miss this opportunity—homes like this don't last long. Book your private showing today!