



GRASSROOTS
REALTY GROUP

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

85 Saddlebrook Circle NE
Calgary, Alberta

MLS # A2272688



\$679,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,809 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot, Street Lightin		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s), Wired for Sound		
Inclusions:	LEGAL SUITE APPLIANCES- Dishwasher, Electric Stove, Hoodfan, microwave Washer/Dryer		

Stunning AIR-CONDITIONED former SHOW HOME backing onto a PLAYGROUND and Hugh A. Bennett School! From the moment you walk in, you'll be impressed by the abundance of natural light pouring through the large windows and the fresh NEW flooring. The spacious living room features a cozy gas fireplace, leading to a beautifully renovated kitchen with built-in stainless steel appliances and granite countertops. The bright breakfast nook opens to a sunny SOUTH-facing backyard complete with a large deck—perfect for family gatherings and summer BBQs. Upstairs, the huge primary bedroom offers a 5-piece ensuite and walk-in closet. You'll also find two additional bedrooms, a full common bath, and a generous bonus room ideal for family movie nights. Additional highlights include: Built-in speaker system and security system, Fully finished drywalled attached garage, Outdoor recessed lighting. LEGAL 1-bedroom basement suite for mortgage-helping rental income. Located steps from the pond, pathways, playground, school, shopping, Saddlebrook Circle, LRT, and the Genesis Centre. Don't miss this opportunity—call today to view before it's gone!