



GRASSROOTS
REALTY GROUP

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

77 Saddleland Drive NE
Calgary, Alberta

MLS # A2273224



\$734,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,992 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: none

Welcome to 77 Saddleland Drive NE! This beautifully appointed, fully developed home featuring timeless design and exceptional functionality. From the moment you step inside, you'll appreciate the open-concept floorplan, soaring 9 ft ceilings, and an abundance of natural light throughout. The main level showcases a gorgeous maple kitchen with premium granite countertops, a bright and inviting living room, and a charming dining area. A double-sided fireplace with custom built-ins adds warmth and elegance to the space. Iron spindle railings lead you upstairs to an impressive open-to-below foyer and a bright, vaulted bonus room complete with a built-in desk and integrated speakers—perfect for work or relaxation. The spacious primary bedroom offers a well-appointed ensuite, complemented by two additional generously sized bedrooms and a full 4-piece bathroom. The lower level features a well-designed one-bedroom illegal suite, ideal for extended family or potential rental income. Outside, the home is fully landscaped and fenced, with a great deck for summer BBQs. A double front-attached garage completes the package. Located within walking distance to Saddletowne Circle, C-Train access, shopping, and schools, this home offers outstanding convenience in a family-friendly community. Don't miss this fantastic opportunity!