



GRASSROOTS
REALTY GROUP

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16 SADDLEBROOK Place NE
Calgary, Alberta

MLS # A2273911



\$469,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,391 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Rear Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: GHAZEBO, INBUILT CEILING SPEAKER SYSTEM, FRONT SPRINKLER SYSTEM

Welcome to this beautifully maintained 3-bedroom, 2.5-bath semi-detached duplex home offering over 1,350 sq. ft. of comfortable, open-concept living space in the heart of Saddleridge. The main floor features a bright layout with stainless steel appliances and a built-in speaker system, with additional speakers in the primary bedroom. Upstairs, the bedrooms are well-sized, including a spacious primary suite. Enjoy summer days in the fully fenced backyard, complete with a gazebo, plus the comfort of central air conditioning. Located near schools, parks, bus stops, the airport, and Stoney Trail, this home offers incredible convenience in a fantastic community. Don't miss out on this amazing opportunity!