



GRASSROOTS
REALTY GROUP

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11 Saddlebrook Mews NE
Calgary, Alberta

MLS # A2274153



\$575,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,356 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Smoking Home, Open Floorplan		

Inclusions: .

Are you looking for a nice and clean single family detached home in a great neighborhood? This gem is ready for you. Complete with a full ensuite bathroom in addition to the others, this is not your everyday house. Large pie lot with exceptional outdoor living space, deck, garden and huge garage. Inside, a great family room with fireplace, open kitchen and dining area and a front living room that can be modified to whatever you may choose. With many schools, shopping, and transit nearby, this is a great location. Well maintained with excellent mechanical features, there is nothing to do but move in! Call your favorite Realtor for your private showing.