



GRASSROOTS
REALTY GROUP

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11 Saddlebrook Way NE
Calgary, Alberta

MLS # A2274626



\$678,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,807 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	shed at the backyard		

PRICED TO SELL!!! Welcome to this stunning fully upgraded east-facing 2-storey home in the desirable community of Saddlebrook, perfectly situated backing onto GREENSPACE, PARK AND SCHOOL. This elegant residence features 3 bedrooms, 2.5 baths, and a professionally finished basement with a separate entry. The main floor offers a spacious, sun-filled family room and a beautifully renovated gourmet kitchen complete with granite countertops, a pantry, island, electric stove, and refrigerator. A charming dining nook overlooks the backyard, while the convenience of main floor laundry and elegant ceramic tile flooring add to the home's appeal. Upstairs, the luxurious primary suite boasts a walk-in closet and upgraded ensuite with a multifunction shower panel and glass doors. Two additional bedrooms and a generous bonus room with a cozy corner fireplace complete the upper level, which features modern laminate flooring and no popcorn ceilings. The basement provides excellent versatility with a one-bedroom plus large den setup, a full kitchen, and a 4-piece bath—ideal for extended family or rental potential (illegal suite). Outside, the yard includes quality concrete work and a 10x10 storage shed, and the heated garage is equipped with a 50,000 BTU Big Maxx Mr. Heater and Costco panel storage for optimal organization. Conveniently located near bus stops, Genesis Centre, Saddle Towne C-Train Station, schools, and all major amenities, this beautifully upgraded home offers the perfect blend of comfort, style, and functionality. **DON'T MISS THIS OPPORTUNITY FOR OWNING THIS HOME BACKING ONTO GREEN SPACE! BOOK YOUR SHOWING TODAY!!!**