



**85 Saddlebrook Circle NE  
Calgary, Alberta**

**MLS # A2276916**



**\$679,000**

**Division:** Saddle Ridge

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 1,809 sq.ft. **Age:** 2008 (18 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 Lighting

**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, Saddletowne Circle, LRT, and the Genesis Centre. Don't miss this opportunity—call today to view before it's gone!