



**5 Saddlebrook Common NE  
Calgary, Alberta**

**MLS # A2277591**



**\$449,999**

<b>Division:</b>	Saddle Ridge	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b> 2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 1 full / 1 half
<b>Garage:</b>	Parking Pad	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	Back Yard	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan		
<b>Inclusions:</b>	N/A		

Discover this impeccably updated semi-detached home where fresh updates meet unbeatable convenience. Newly installed flooring throughout most of the home, combined with fresh paint, delivers a modern, turn-key aesthetic that's ready for you from day one. Inside, You'll Love: Bright, open-concept main floor with spacious living, dining, and functional kitchen;ideal for both entertaining and everyday life. Unique open-to-above basement design that floods the lower level with natural light, creating an airy, connected feel. Half the basement already developed; the other half is rough-in ready for your vision;extra bedrooms, rec room, or custom space (subject to approvals). Outside, You'll Thrive: Steps from green space featuring a playground and basketball court, with miles of bike and walking paths at your doorstep. Behind the home? A newly built playground with an enclosed mini soccer field, zip line, and picnic area;a family paradise. Location That Works: C-Train station, major shopping, schools, parks, Stoney Trail, and Calgary International Airport;all minutes away. This isn't just a home; it's a lifestyle upgrade in a vibrant, family-friendly community. Book your showing today before it's gone!