



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 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		

**Inclusions:** 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!