



**GRASSROOTS**  
REALTY GROUP

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**11 Saddlebrook Mews NE**  
**Calgary, Alberta**

**MLS # A2279158**



**\$565,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,356 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscape		

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

Open House! Sunday, January 25th, 2026, from 1:00 PM to 4:30 PM. Welcome home to 11 Saddlebrook Mews NE – centrally located on a prime pie-shaped lot in incredible Saddle Ridge! This beautifully maintained single-family home offers over 1350 square feet of finished living space, including 3 bedrooms, 3 bathrooms, and an oversized double detached garage. From the moment you step inside, you’ll notice how the large windows flood every room with abundant natural sunlight, creating a warm and inviting atmosphere throughout. The heart of the home features a cozy family room with a gas fireplace, an open-concept kitchen with modern stainless steel appliances, a casual dining area, convenient 2-piece bath, and a versatile front living room—ideal for a home office, playroom, or formal sitting area. Step through the double patio doors to enjoy the large deck leading down to the fully-fenced backyard and garden with established raspberries & strawberries, and just steps to the oversized double detached garage – perfect for everyday living & entertaining! Upstairs, you will find the spacious primary bedroom complete with a 4-piece ensuite bathroom and a walk-in closet, two additional bedrooms, and main 4-piece bathroom. Downstairs is ready to put your ideas to work & develop the space to fit your needs. You will also find the washer/dryer and utilities in this space. With a prime location on an amazing pie-shaped lot, close to all levels of schools, transit, shopping, parks, pathways, YYC airport & Saddle Ridge YMCA, this home has it all! Getting around the city is a breeze with easy access to Stoney Trail. Book your viewing today or check out the Walkthrough Video!