



**26 Saddlemead Close NE
Calgary, Alberta**

MLS # A2279764



\$485,000

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|------------------|----------------------------|---------------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,232 sq.ft. | Age: | 2001 (25 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to 26 Saddlemead Close NE! Ideally located in the heart of Saddle Ridge, this well maintained two storey home offers exceptional convenience with quick access to nearby amenities, schools, public transit, the LRT station, and Calgary International Airport. Featuring 3 bedrooms and 2 bathrooms, this home offers just under 1,300 sq. ft. of thoughtfully designed living space. The functional layout is perfect for everyday living and entertaining, with bright, welcoming spaces throughout. Step outside to enjoy the spacious backyard ideal for summer gatherings, kids, or future landscaping possibilities. A great opportunity for first time buyers, growing families, or investors looking for a home in a well connected and family friendly community.