



GRASSROOTS
REALTY GROUP

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226 Saddlebrook Circle NE
Calgary, Alberta

MLS # A2281263



\$579,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,232 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: NONE

Welcome to this recently renovated, spacious five-bedroom, three-full-bath bungalow home with no neighbours in the front provides more space for parkings. Ideally situated near two schools, public transportation, parks and shopping amenities, this residence offers both convenience and comfort. The main floor features three bedrooms and two full baths with vaulted ceilings, a generous living room with a gas fireplace, and a modern kitchen equipped with stainless steel appliances—upgraded in recent renovations. A separate entrance provides access to the fully finished illegal basement, which boasts two bedrooms, a large, light-filled family room with multiple windows, and a full bath. Additional highlights include a 21x21 detached double heated car garage and a fully fenced backyard. This property truly has it all.