



427 Saddlebrook Way NE
Calgary, Alberta

MLS # A2284771



\$499,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,186 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, 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 Animal Home, No Smoking Home		
Inclusions:	None		

Welcome to this well-maintained 2-storey home with a double detached garage, offering a total of 4 bedrooms, 1.5 bathrooms, and a fully finished basement. Located in a highly convenient area, this home is within walking distance to schools, transit services, parks, and playgrounds, with easy access to major highways. Perfect for a young family, the main floor features a bright living room with a large south-facing window, a spacious dining area, and a kitchen equipped with new appliances and laminate countertops. A 2-piece bathroom and a rear entrance leading to the backyard complete the main level. Upstairs, you'll find three good-sized bedrooms and a common 4-piece bathroom. The finished basement includes a recreation room and an additional bedroom, ideal for guests or extended family. Don't miss this great opportunity—be the first to view this property. Call your favourite Realtor today to book your showing!