



**GRASSROOTS**  
REALTY GROUP

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

**427 Saddlebrook Way NE**  
**Calgary, Alberta**

**MLS # A2284771**



**\$499,900**

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

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**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!