



GRASSROOTS
REALTY GROUP

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8339 Saddlebrook Drive NE
Calgary, Alberta

MLS # A2286476



\$459,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,314 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 266
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry		

Inclusions: N/A

This beautifully maintained 4 -bedroom, 3.5-bathroom townhouse offers an inviting open-concept layout filled with natural light, creating a warm and welcoming atmosphere throughout. Ideally located in the heart of a highly desirable and family-friendly community, you'll enjoy the convenience of schools, shopping, parks, and everyday amenities all within walking distance. Step inside to discover a bright and inviting living room — a warm, welcoming space perfect for relaxing evenings or entertaining guests. The stunning kitchen is truly the heart of the home, showcasing granite countertops, rich maple cabinetry, and premium stainless steel appliances that will inspire your inner chef. Gleaming hardwood floors enhance the main level, adding sophistication and warmth throughout. With 3.5 bathrooms, convenience is seamlessly integrated into the home's thoughtful design. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite complete with a private ensuite bathroom — your own peaceful retreat at the end of the day. Sliding doors lead to a large deck, ideal for hosting summer gatherings, enjoying morning coffee, or simply unwinding outdoors. A dedicated parking pad adds everyday convenience. The fully developed basement with an office room extends your living space with large windows that fill the area with natural light, creating a bright and comfortable environment. You'll also appreciate the dedicated laundry area and ample storage space. Perfectly located, this home offers easy access to three nearby bus routes, as well as schools and shopping centers — everything you need just minutes away. Don't miss the opportunity to make this exceptional townhouse your new home!

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