



**79 Saddlebrook Common NE  
Calgary, Alberta**

**MLS # A2287147**



**\$459,950**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                    |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                   |
| <b>Size:</b>     | 1,293 sq.ft.                    | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Carport, Off Street             |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard            |               |                   |

|                    |                      |                   |      |
|--------------------|----------------------|-------------------|------|
| <b>Heating:</b>    | Central, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete             | <b>Zoning:</b>    | R-2M |
| <b>Foundation:</b> | Poured Concrete      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks          |                   |      |

**Inclusions:** Garden Shed

This is a charming 2-Story Half Duplex—No Condo Fees! Welcome to this beautifully designed 2-story half duplex, fully developed and newly renovated as brand-new carpets and paint, offering an ideal blend of comfort and convenience. This spacious home features a total of 4 bedrooms and 3.5 bathrooms. Main Floor: Enter into a bright and open living area that flows seamlessly into the dining space. The kitchen is well-equipped, perfect for entertaining. A convenient half bathroom completes the main level. Upper Floor: The master suite is a true retreat, featuring a generous walk-in closet and a private ensuite bathroom. Two additional well-sized bedrooms share a full bathroom, making this layout perfect for families. Fully Finished Basement: Enjoy the additional living space with a family room, a fourth bedroom, and a full bathroom. A laundry area provides practicality for everyday living. And the Outdoor Features: Relax on the deck at the back, ideal for outdoor gatherings. A garden shed and two car parking spaces, or a future garage accessed from the back lane. This half duplex is perfect for a family looking for space without the burden of condo fees. Schedule a viewing today!