303 Saddlebrook Way NE
Calgary, Alberta

MLS # A2288192

$599,786

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,497 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

This beautiful, fully finished family home is move-in ready and filled with natural light. With charming curb appeal, a welcoming foyer, hardwood and new laminate flooring, and a spacious living room, the main level flows into a large kitchen featuring ample cabinets, a central island, stainless steel appliances, and a corner pantry. The dining area opens to a generous deck and double detached garage, and there’s also a built-in desk and 2-piece bath. Upstairs offers a primary bedroom with walk-in closet and ensuite, two additional bedrooms, a full bath, and laundry. The finished basement includes a large rec room with wet bar, an extra bedroom, 3-piece bath, and rough-ins for future appliances. Recent updates include new siding, shingles, exterior work, paint, blinds, and sidewalks. Well maintained and ideally located near amenities, this home is a fantastic value.