



**35 Saddlebrook Link NE
Calgary, Alberta**

MLS # A2289518



\$569,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,604 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: -

A spacious 2-storey home in the desirable family-friendly community of Saddlebrook, NE Calgary, offers a rare combination of modern open-concept living and high-revenue potential with a fully developed city approved basement suite. Main Floor Open Concept: Features a bright and airy layout, perfect for modern families. Gourmet Kitchen: Equipped with a functional center island and high-end stainless steel appliances. Sun-Drenched Dining: A dedicated dining area boasting three large windows that flood the space with natural lights. Cozy Family Room: Anchored by a warm gas-fired fireplace, ideal for Calgary winters. Upper Level Retreat: Includes 3 spacious bedrooms, featuring a primary master suite with a private 4-piece ensuite bath and other 2 bedrooms of decent size having shared bathroom. Outdoor Living : A massive backyard featuring a huge deck, perfect for summer BBQs and entertaining. Parking & Storage. An oversized 2-car garage provides ample space for vehicles and additional storage. Private Entry: Basement features a dedicated side entry for maximum privacy. Functional Layout, Fully finished with 1 bedroom, a den, and a complete kitchen and full washroom. It is Ideally situated within walking distance of three local schools, including Saddle Ridge Elementary and Hugh A. Bennett School. It is Close to the Saddletowne LRT station for an easy downtown commute and Moments away from major shopping at Saddletowne Circle, the Genesis Centre recreation facility, and the local Gurdwara. It is Value-Add Opportunity and sold as in condition.