



246 Saddlebrook Way NE
Calgary, Alberta

MLS # A2291830



\$620,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,094 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

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

Inclusions: N/A

Welcome to this spacious bi-level home located in the desirable community of Saddle Ridge. Situated at 246 Saddlebrook Way NE, this well-maintained property offers 6 bedrooms and 3 full bathrooms, making it perfect for large families or investors. The main floor features 3 generous bedrooms and 2 full bathrooms, along with a bright living room, functional kitchen, and dining area with plenty of natural light. The basement includes 3 additional bedrooms, 1 full bathroom, and a separate living area, offering great potential for extended family living. The basement is currently set up as an illegal suite. Conveniently located close to schools, parks, shopping, and public transit, including easy access to the Genesis Centre. This home combines space, functionality, and investment potential in one of northeast Calgary's most vibrant communities. Great opportunity for homeowners and investors alike!