



**41 Saddlefield Drive NE
Calgary, Alberta**

MLS # A2294841



\$574,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,288 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Featuring an illegal 2-bedroom basement suite with a separate entrance, this home offers incredible flexibility and income potential, complete with its own kitchen, full bathroom, and spacious living area ideal for extended family or rental use. Above, you will find a beautifully updated and move-in-ready home offering over 1,280 sq ft above grade, designed with soaring vaulted ceilings and an open concept layout that creates a bright and airy feel throughout. The main level showcases a spacious living and dining area filled with natural light, along with a refreshed kitchen featuring new cabinets and a clean modern finish. Fresh paint throughout, combined with brand new carpet and luxury vinyl plank flooring, gives the entire home a crisp and contemporary feel. The upper level offers a generous primary retreat with a private ensuite, while the main floor includes additional bedrooms perfect for family or guests. With its thoughtful layout, extensive updates, and strong income generating potential, this property is an excellent opportunity for both homeowners and investors alike. Call today to book your tour.