



GRASSROOTS
REALTY GROUP

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116 Saddlebrook Common NE
Calgary, Alberta

MLS # A2302339



\$459,997

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,245 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Reverse Pie Shaped Lot		

Heating: Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2M

Utilities: -

Inclusions: NA

Located directly across from a scenic playground, offers the rare advantage of watching your children play from the comfort of home. This open-concept residence features 3 bedrooms and 2.5 baths, including a fully finished basement with a spacious entertainment room. The massive, fully fenced and landscaped backyard provides a private retreat and leads to a Double detached garage. Perfectly positioned for a growing family, you are within walking distance of the elementary school and transit, with the Saddle Ridge LRT and prime shopping just a 5-minute drive away. This home perfectly blends functional living with an unbeatable park-front location.