



**28 Saddlebrook Landing NE
Calgary, Alberta**

MLS # A2116052



\$799,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,109 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Separate Entrance		

Inclusions: n/a

OPEN HOUSE SATURDAY, JUNE 01, 2024, 11:00am - 3:00pm. Location ! LOCATION !! Spectacular View ! Backing on to Pond, Green Space. 2 storey with front attached Garage. fully Finished LEGAL BASEMENT SUITE with separate entrance. upon Entering you are greeted with a bright open floor Plan. A family room, living room, Kitchen with pantry and a dining room, and a 2 pc bath with a Laundry. And the second laundry is in the basement, which has one bedroom, bathroom, living room and a Kitchen. Upper Level has total 3 bedrooms and a Bonus room, Washroom with a tub and His/her sinks. Experience Luxury living with all the comforts and Upgrades. MUST SEE !!!!