



**430 Saddlebrook Way NE**  
**Calgary, Alberta**

**MLS # A2148522**



**\$659,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,650 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** N/A

Welcome Home! Located on a quiet street in the desirable Saddleridge area, this beautiful fully finished 2 storey home is sure to please. This home features 5 bedrooms and 3.5 bathrooms, 2 living rooms on the main floor and a fully developed basement, measuring a total of 2338 sqft. of fully developed space. As you walk in, you are welcomed by a spacious living room with a huge front window. The spacious dining room has a huge window which brings in lots of sunlight. The kitchen has plenty of storage cabinets, a pantry and an island adding extra counter. This floor also has its own 2pc washroom and a laundry. There is an additional family room on the main floor. There is good open feel to this home. Upstairs, the generous sized master bedroom has its own walk-in closet and a 4pc ensuite. There are 3 additional bright, good sized bedrooms and a 4 pc washroom on the upper floor. Basement is fully developed with a separate entrance, living room, kitchen, a bedroom, walk in closet, washroom and separate laundry. This home has a beautiful backyard, plenty of space to garden and oversized deck for perfect summer evenings. There is a convenient double car garage in the back of the house. This house is located close to a playground, walking pathways, schools, and easy access to shopping, public transit and also there is an easy access to Metis and Stoney Trail for your daily commute. This house is recently updated with new luxury vinyl plank floor, blinds, new appliances, water heater, siding and roof.