



**133 Saddleland Close NE  
Calgary, Alberta**

**MLS # A2150576**



**\$749,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,253 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Lawn, Landscaped, Level		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R1-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, No Smoking Home, Pantry		

**Inclusions:** N/A

A delightful family home nestled in the vibrant Saddle Ridge community. This beautiful 3-bedroom, 2.5-bathroom house offers a perfect blend of comfort, style, and convenience, making it an ideal choice for families and professionals alike. As you step inside, you are greeted by an inviting open-concept living and dining area, bathed in natural light. The spacious layout is perfect for entertaining guests or enjoying cozy family nights. The well-appointed kitchen features sleek countertops, ample cabinet space, and modern appliances. It's a chef's delight, ready for creating culinary masterpieces. The upper level boasts three generously sized bedrooms, including a luxurious master suite with an en-suite bathroom. Each room offers ample closet space and large windows that ensure plenty of natural light. The expansive backyard is perfect for outdoor gatherings, barbecues, or simply unwinding after a long day. Enjoy the massive deck, ideal for summer entertaining, and the landscaped garden with two large apple trees providing a serene escape with plenty of room for kids and outdoor play. The home is fitted with Hunter Douglas blinds, adding a touch of elegance and providing excellent light control and privacy. Situated in the sought-after Saddle Ridge neighborhood, this home is conveniently located close to schools, parks, shopping centers, and public transit. Enjoy easy access to major roadways, making your commute a breeze. This home also includes a spacious basement ready for your personal touch, a double garage, and plenty of storage throughout.