



**335 Saddlebrook Circle NE
Calgary, Alberta**

MLS # A2153557



\$679,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,640 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Blinds

Welcome to Your New Home in Saddleridge! this Shane Built corner lot home, offering 1640 sq ft of comfortable living space. Ideally located close to elementary schools, shopping, and the Genesis Centre, with a bus stop just a minute's walk away. Enjoy your morning coffee on the charming east-facing front veranda. Step inside to a spacious entrance that opens up to a welcoming living room, featuring a gas fireplace with tile surround, and a formal dining room. The back of the home hosts a well-equipped kitchen with ample maple cabinets, a central island, and a corner pantry. Adjacent to the kitchen is a large breakfast nook with direct access to the deck and an oversized garage. The upper level features a master suite with a custom walk-in closet and a full ensuite with a soaker tub and separate shower, along with two additional bedrooms, a full bath, and a convenient laundry. The finished basement, complete with a separate entrance, includes 1 bedroom, a bathroom, a kitchen, and a family room, offering great potential for additional living space or rental income. The corner lot boasts mature trees in front of the house and plenty of parking space. Please note that, given the age of the house, there are some stains on the main floor ceiling and a few bleach spots on the rough. This Saddleridge home is a perfect blend of comfort and convenience, ready for you to move in and make it your own. Book your showing today!