



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**191 Saddleback Road NE**  
**Calgary, Alberta**

**MLS # A2180611**



**\$649,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,429 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Owned		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	Fireplace Insert, Fireplace(s), Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Double Vanity

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** n/a

Stunning Family Home for Sale. Welcome to 191 Saddleback, this neighborhood offers the perfect blend of convenience this house boasts a spacious three-bedroom, three-bathroom with a front double garage also has lots of street and back alley parking home is perfectly suited for growing families! Located in a prime area within walking distance to all amenities which is something considered to benefit a location , minute walk to the C-Train Station , shopping , schools, Genesis center and park/pounds ,this property offers the ultimate in convenience and accessibility. With a fully developed basement with one office easily converted to a bedroom, and a double-front garage, Main floor offers a bright open-concept living room and dining room, Kitchen features cabinetry, stainless steel appliances and a stylish Island with lots of storage, This This stunning property features a double-front Garage, new carpet, flooring, and fresh paint. The second floor comes with a large attached master bedroom and two other bedrooms. All bedrooms offer big windows that allow plenty of natural light. This home is a must-see. Please don't hesitate, as this Listing will not stay long!