



**GRASSROOTS**  
REALTY GROUP

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**194 Saddlemead Green**  
**Calgary, Alberta**

**MLS # A2193526**



**\$589,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,301 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cleared, Close to Clubhouse, Square Shape		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully designed detached home in the vibrant community of Saddleridge, NE Calgary. Offering 1,800 sq. ft. of total living space, this home boasts an open-concept layout, modern finishes, and an excellent location close to all amenities. Whether you're a growing family or an investor looking for rental potential, this home is a perfect fit! Main Floor & Open and Inviting .As you step inside, you are welcomed by a bright and spacious layout. The main floor features a flex room that can serve as a home office, guest bedroom, or study space. The open-to-below living area creates a grand and airy feel, making the home feel even more spacious. Large windows bring in plenty of natural light, enhancing the modern aesthetic. The brand-new kitchen is the heart of the home, featuring quartz countertops, stylish cabinetry, and stainless steel appliances. Whether you love to cook or entertain, this kitchen is designed to meet your needs. The main floor also includes a convenient laundry room, adding extra functionality to daily living .Upstairs, you will find three generously sized bedrooms, each capable of accommodating a king-size bed. The primary bedroom offers a comfortable retreat, while the additional two bedrooms are perfect for family members or guests. A well-appointed full bathroom completes the upper level. The fully finished basement adds incredible value to this home. a large bedroom, a full washroom, and a newly built kitchen&mdash;making it ideal for extended family or as a potential rental income. A detached double-car garage provides ample parking and storage space, ensuring your vehicles are protected year-round. Whether you need extra storage or a workspace, this garage is a great addition to the home. Prime Location & Everything You Need Nearby Located in the highly desirable Saddleridge community, this home is just

minutes away from: Saddletowne LRT station &ndash; Easy access to downtown and other parts of Calgary Schools &ndash; Walking distance to both elementary and secondary schools Shopping & Amenities &ndash; Grocery stores, restaurants, and medical clinics nearby Parks & Recreation &ndash; Walking trails, playgrounds, and fitness centers in the area This home offers the perfect combination of modern comfort, practicality, and location. Whether you're looking for a family home or an investment property, this is an opportunity you don&rsquo;t want to miss! For more details or to schedule a private showing, call your favorite realtor today!