



GRASSROOTS
REALTY GROUP

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22 Saddleback Road NE
Calgary, Alberta

MLS # A2200625



\$629,500

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,451 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Light fixtures

3 Bedrooms | 2.5 Bathrooms | Illegal Suite | Welcome to this well maintained 2-storey home in the family-friendly community of Saddle Ridge! Boasting 3 generous bedrooms and 2.5 bathrooms, making it ideal for a growing family. The open-to-above living room creates a grand and inviting atmosphere with large windows and a cozy fireplace. The kitchen is functional and well-equipped, featuring light oak colored cabinetry and a peninsula island, perfect for meal prep and entertaining guests. A conveniently located powder room, along with main floor laundry. The master suite is a true retreat, complete with a walk-in closet and its own en-suite bathroom. Two additional bedrooms provide ample space for children or guests, with an additional bathroom. This home provides functionality for everyday living. The property features an illegal suite in the lower level, offering an extra living area or space for multi-generational living. The home is situated in a prime location, with a double attached garage, a fully fenced backyard, and easy access to nearby parks, schools, shopping, and transit. New stucco exterior was done about 4 years ago, giving the home a fresh, modern look with added durability. This home provides the perfect combination of comfort, convenience, and potential. Whether you're looking for a place to call home or an investment opportunity, this property is sure to check all the boxes. Don't miss out—contact us today to book your private showing!