



GRASSROOTS
REALTY GROUP

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52 Saddleback Way NE
Calgary, Alberta

MLS # A2203617



\$609,950

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,152 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Level		

Heating: Central, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Basement Appliances: Refrigerator, Stove-Electric, Hood Fan

Welcome to your dream home in the highly sought-after Saddle Ridge Community! This stunning 2-story residence boasts a 2-car, front-attached garage and has been beautifully updated with brand-new engineered laminate flooring, fresh paint, and modern appliances throughout. The main floor features a convenient half-bath, a spacious living room highlighted by a cozy corner gas fireplace, and a well-equipped kitchen that flows into the dining area. Step through the patio door to enjoy your outdoor oasis on the covered deck, overlooking a large backyard complete with RV parking. Upstairs, you'll find three inviting bedrooms and a full bathroom, with a cheater door for added convenience from the master bedroom. The fully finished basement enhances the living space with a full kitchen, a comfortable living room, a 3-piece bathroom, and a laundry area. Located just moments away from the Saddle Town C-Train station and all local amenities, this home offers unbeatable value and is priced to sell! Don't miss out on this incredible opportunity—schedule your viewing today!