



**GRASSROOTS**  
REALTY GROUP

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**52 Saddleback Way NE**  
**Calgary, Alberta**

**MLS # A2203617**



**\$624,950**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,152 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, Driveway, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Level		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

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

This fully developed 2-story home with a 2-car front-attached garage in the desirable Saddle Ridge Community features brand-new flooring, paint, and appliances. The main floor includes a convenient half bathroom, a spacious living room with a cozy corner gas fireplace, a well-equipped kitchen, and a dining area. A patio door leads out to the covered deck, perfect for outdoor living. Upstairs, you'll find 3 bedrooms and a full bathroom, with a cheater door providing access from the master bedroom. The fully finished basement offers additional living space, complete with a full kitchen, living room, a 3-piece bathroom, and a laundry. This home is ideally located near all amenities, including the Saddle Town C-Train station, the Lowest price in the area, don't miss this one.