



GRASSROOTS
REALTY GROUP

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

6252 Saddlehorn Drive NE
Calgary, Alberta

MLS # A2210500



\$600,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	973 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

OPEN HOUSE SUNDAY APRIL 20th 12pm to 2 pm. Welcome to this beautifully maintained, original-owner bi-level home situated on a spacious corner lot with a back lane, directly across from the school. This charming property features hardwood flooring throughout both levels and a functional main floor layout that includes a bright living room, dining area, and a kitchen equipped with stainless steel appliances—highlighted by a nearly new stove (less than one year old). The main level also offers a bedroom, a 4-piece bathroom, and a primary bedroom complete with a private 2-piece ensuite. The fully finished basement expands your living space with a large family room featuring a cozy gas fireplace, an additional bedroom, a 4-piece bathroom, and a generous storage room. Outside, enjoy the fully landscaped yard, complete with a two-tier deck, full fencing, and a convenient back gate that opens to the lane. Parking is a breeze with the double attached garage. Recent upgrades include Lux triple-pane windows (2023), a new front and back door (2023), a new furnace and hot water tank (2022), central air conditioning (2023), fiberglass R50 (2019) added to the attic, and a new roof scheduled for completion in the coming weeks. Located with easy access to major roads, shopping, schools, and everyday amenities—this home is move-in ready and waiting for you!