



GRASSROOTS
REALTY GROUP

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

20 Saddlebrook Gardens NE
Calgary, Alberta

MLS # A2211195



\$629,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,402 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: Basement appliances: Refrigerator, range, microwave hood fan, washer/dryer

Welcome to this stunning 1,400 sq. ft. two-story detached home on Saddlebrook gardens, located within the desirable Saddleridge community. The property offers a thoughtfully designed layout with separate living and family rooms on the main floor. The kitchen boasts quartz countertops, upgraded appliances, a pantry, and a bright dining area. The main floor and bathrooms feature durable LVP flooring, complemented by numerous high-quality upgrades throughout the home. The basement includes an "illegal suite" with a separate entrance and laundry facilities, offering a spacious bedroom, a cozy den, a fully-equipped kitchen, and a full bathroom—perfect for rental income or extended family living arrangements. The upper floor features three generously sized bedrooms, including a master bedroom with a private 3-piece ensuite. Additionally, the upper floor offers the convenience of a dedicated laundry room. The property is ideally situated within walking distance of schools, transit, shopping centres, playgrounds, and other amenities. Whether you choose to live upstairs and rent out the basement or utilize the entire home as an investment opportunity, this property is sure to impress. The house recently painted and received new kitchen appliances.