



**11 Saddlebrook Mews NE
Calgary, Alberta**

MLS # A2279158



\$559,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,356 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Smoking Home, Open Floorplan		

Inclusions: Garage Remote(s)

*** Price Improvement!*** Welcome home to 11 Saddlebrook Mews NE – centrally located on a prime pie-shaped lot in incredible Saddle Ridge! This beautifully maintained single-family home offers over 1350 square feet of finished living space, including 3 bedrooms, 3 bathrooms, and an oversized double detached garage. From the moment you step inside, you’ll notice how the large windows flood every room with abundant natural sunlight, creating a warm and inviting atmosphere throughout. The heart of the home features a cozy family room with a gas fireplace, an open-concept kitchen with modern stainless steel appliances, a casual dining area, convenient 2-piece bath, and a versatile front living room—ideal for a home office, playroom, or formal sitting area. Step through the double patio doors to enjoy the large deck leading down to the fully-fenced backyard and garden with established raspberries & strawberries, and just steps to the oversized double detached garage – perfect for everyday living & entertaining! Upstairs, you will find the spacious primary bedroom complete with a 4-piece ensuite bathroom and a walk-in closet, two additional bedrooms, and main 4-piece bathroom. Downstairs is ready to put your ideas to work & develop the space to fit your needs. You will also find the washer/dryer and utilities in this space. With a prime location on an amazing pie-shaped lot, close to all levels of schools, transit, shopping, parks, pathways, YYC airport & Saddle Ridge YMCA, this home has it all! Getting around the city is a breeze with easy access to Stoney Trail. Book your viewing today or check out the Walkthrough Video!