



GRASSROOTS
REALTY GROUP

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211 Saddlebrook Way NE
Calgary, Alberta

MLS # A2290591



\$549,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,138 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Square Shaped Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Brick, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained bi-level home, ideally located in the heart of the vibrant Saddle Ridge community. Offering over 2,000 sq. ft. of total developed living space, this property perfectly blends comfort, functionality, and outstanding investment potential. The main level features a bright and spacious layout with three generously sized bedrooms, ideal for family living. Thoughtful design and abundant natural light create a warm and inviting atmosphere throughout. The legal two-bedroom basement suite significantly enhances the value of this home and has been recently renovated, featuring a newly constructed kitchen and a full bathroom. This suite is ideal for generating rental income, making it a great opportunity for first-time buyers looking to offset mortgage costs or investors seeking a strong revenue property. Recent fresh paint and professional cleaning ensure the home is move-in ready and showcases pride of ownership throughout. Unbeatable location—walking distance to schools, parks, and playgrounds, making it perfect for families. Enjoy excellent connectivity with quick access to Airport Road and Stoney Trail, providing seamless commuting across the city and easy access to the airport. This home offers the perfect combination of location, lifestyle, and income potential. A rare opportunity in one of Northeast Calgary's most sought-after communities—don't miss out!