



**83 Saddlebrook Gardens NE  
Calgary, Alberta**

**MLS # A2296080**



**\$540,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,508 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	None, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Shed

Welcome to 83 Saddlebrook Gardens NE, a beautifully maintained home tucked into the heart of Saddle Ridge, one of northeast Calgary's most vibrant and family-friendly communities. From the moment you arrive, you will appreciate the pride of ownership reflected throughout this residence. Thoughtfully designed for both everyday living and entertaining, this home offers a functional layout with bright, open living spaces that feel warm, welcoming, and comfortable. Large windows allow natural light to pour in, creating an inviting atmosphere throughout the day. The main floor is designed with convenience in mind, featuring spacious principal rooms that flow seamlessly from one area to the next. The living room offers the perfect setting to relax with family or host guests, while the adjoining dining area provides ample space for both casual meals and special occasions. The kitchen is well-appointed with plenty of cabinetry, generous counter space, and a practical layout that makes meal preparation effortless. Whether you are preparing weeknight dinners or entertaining friends and family, this space is designed to meet the needs of modern living. Upstairs, you will find comfortable and well-sized bedrooms that offer privacy and flexibility for growing families, guests, or a home office setup. The primary bedroom provides a peaceful retreat at the end of the day, complete with ample walk-in closet space and room to unwind. Additional bedrooms are ideal for children, visiting family members, or creating dedicated work or study areas. The bathrooms are well-maintained and thoughtfully positioned to serve the home with ease. The undeveloped lower level adds even more versatility and can be tailored to suit your lifestyle needs. Whether you envision a recreation space, home gym, media room, or additional storage, this area offers endless possibilities.

Step outside and enjoy the outdoor space that adds even more value to this property. The yard provides room for children to play, summer barbecues, gardening, or simply enjoying Calgary's sunny days. Living in Saddle Ridge means being part of a dynamic and welcoming community where everything you need is close to home. Residents enjoy quick access to shopping, restaurants, schools, parks, walking paths, and everyday amenities at Saddletowne Circle. Recreation and community programs are easily accessible at Genesis Centre, while commuting across the city is simple with nearby access to Saddletown CTrain Station, major roadways, and Calgary International Airport. Saddle Ridge is known for its strong sense of community, diverse culture, and family-oriented atmosphere, making it a place where neighbors connect, families grow, and homeowners enjoy the convenience of city living with a welcoming neighbourhood feel. Don't miss out on this one - book a showing today!