



**19 Saddleland Drive  
Calgary, Alberta**

**MLS # A2301028**



**\$685,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,970 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

**Inclusions:** Smart Thermostat

Live in style in this beautifully maintained former show home, thoughtfully upgraded for modern living. This spacious main-floor and upper-level unit features:

- **Gourmet Kitchen:** Showcasing upgraded appliances, ample cabinetry, and generous counter space—perfect for everyday cooking and entertaining.
- **Open-to-Below Living Room:** A stunning open-to-below concept that fills the main living space with natural light and creates an impressive, airy feel.
- **Dual Living Areas:** Two separate living spaces on the main floor, ideal for a formal sitting area and a cozy family/media room.
- **Smart Home Features:** Equipped with smart switches throughout for added convenience and efficiency.
- **Spacious Bedrooms:** Well-sized bedrooms including a primary suite complete with a private ensuite.
- **Outdoor Living:** Enjoy your own private backyard with both a deck and patio—perfect for summer gatherings and BBQs.
- **Parking:** Attached front garage along with additional driveway parking.

**Location:** Ideally situated in the vibrant community of Saddle Towne, offering unmatched convenience:

- **Excellent Transit Access:** Just a 1-minute walk to the bus stop and approximately a 10-minute walk (or quick 1-minute drive) to the Saddle Towne C-Train station.
- **Everyday Amenities:** Walking distance to Safeway, Shoppers Drug Mart, restaurants, and major banks.
- **Recreation & Schools:** Steps from the Genesis Centre, Calgary Public Library, parks, and nearby schools—perfect for active families.