



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

125 Saddlebrook Circle NE
Calgary, Alberta

MLS # A2301884



\$568,500

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,246 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Carport, Gravel Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Separate Entrance, Storage		

Inclusions: N/A

Welcome to this bi-level detached home located in the highly sought-after Saddleridge community! This property offers a perfect blend of comfort, functionality, and investment potential. The main level features 3 spacious bedrooms, 2 full bathrooms, and laundry room along with a bright and open living area filled with natural light. The thoughtfully designed layout provides a welcoming atmosphere, ideal for families. The illegal fully developed basement includes 2 additional bedrooms, 1 full bathroom, a separate entrance, and space for 2nd laundry area, making it an excellent option for extended family or rental potential. Conveniently located close to schools, parks, shopping, public transit, and all major amenities, this home is perfect for both homeowners and investors alike. Don't miss this great opportunity to own in one of the most desirable communities!