



**50 Saddleback Road NE
Calgary, Alberta**

MLS # A2302159



\$549,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,137 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

A front garage home with a fully finished basement at this price point is a rare opportunity, one that doesn't come up often in Saddle Ridge. Step through the front door and you're welcomed by high ceilings that open up the space beautifully. The layout flows naturally into a spacious living area, where large windows bring in plenty of daylight and a natural gas fireplace adds that warm, lived-in comfort. The kitchen is clean and functional with stainless steel appliances, set up perfectly whether you're cooking for the family or hosting a few friends. A convenient half bath on this level keeps things practical without interrupting the flow. Out back, you'll find a generous yard with a large deck, an ideal setup for summer evenings, weekend BBQs, or just a quiet cup of coffee. The added bonus of rear lane access gives you flexibility and space that's hard to come by. Upstairs offers three well-proportioned bedrooms, giving you just the right amount of space for a growing family or a home office setup. What truly sets this home apart is the finished basement with a separate side entrance. Thoughtfully laid out with its own kitchen, living area, bedroom, and full bathroom, it creates a comfortable space for extended family or potential rental income, without compromising the privacy of the main home. Set in the heart of Saddle Ridge, you're surrounded by everyday conveniences, High school, Genesis centre, walk to Saddletown Ctrain Station, parks, and shopping, making daily life that much easier. 2025 upgrades: new roof, new siding, and new shingles. Book your showing today!