



**36 Saddleland Court NE
Calgary, Alberta**

MLS # A2302306



\$724,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,209 sq.ft.	Age:	2006 (20 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

[7-Bedrooms | 3.5-Bathrooms | Main Floor Flex/room/Den/Office | Main Floor Half wash room| |Legal Basement | High Ceilings | Laundry on Main level| Basement Rented | Upper Level Laundry Room |2 Bed rooms Developed Basement |Separate Basement Laundry | Separate Basement kitchen | Front Attached Double Garage | 2 Bedrooms on main level| . Welcome to this exceptional opportunity in the sought-after community of Saddle Ridge! Located on a quiet court, this beautifully upgraded home offers incredible value for both investors and first-time home buyers alike. As you step inside, you’re greeted by a spacious and versatile flex room, perfect for a home office, kids’s study area, or even an additional living space for large family gatherings. The main floor showcases a thoughtfully designed layout featuring a bright and expansive living room, a spacious kitchen with pantry and island, and a formal dining area ideal for entertaining. One of the standout features of this home is the newly added, city-approved extension on the main floor, offering two additional bedrooms conveniently located beside the dining area, perfect for extended family or added rental potential. Upstairs, you’ll find a generously sized primary bedroom complete with a modern 4-piece ensuite and walk-in closet. Two additional well-proportioned bedrooms along with huge bonus room and a full bathroom provide comfort and convenience for the entire family. Step out back into your fully fenced Sun Facing huge deck area where you can BBQ & entertain, or sit back and relax on offering an amazing spot to enjoy your morning coffee or evening drinks with family and friends. Enjoy the outdoors in the fully fenced backyard featuring a deck, perfect for summer barbecues and gatherings. The front-attached garage along with an

extended driveway allows parking for up to 4 vehicles, an excellent feature for larger families. The home is currently tenant-occupied, and while presentation may vary, the true value lies in its outstanding layout, generous space, and prime location. This is a highly desirable community that has amenities such as 10 min drive to the YYC International Airport, 10 min drive to Cross Iron Mills shopping center with a potential future LRT station & access from Deerfoot and Stoney Trail. Recent upgrades include new flooring on the main level, fresh paint, and a brand new washer & dryer. In total, this impressive home offers 7 bedrooms and 3.5 bathrooms, making it ideal for large families or savvy investors. The fully developed, city approved legal walk-up basement suite is a major highlight, featuring two bedrooms, a full bathroom, a family room, separate kitchen & its own laundry, making it an excellent mortgage helper or income-generating opportunity. Opportunities like this in Saddle Ridge at this price point are rare. Don't miss your chance as this property won't last long! Contact your favorite Realtor today to book your private showing!