



GRASSROOTS
REALTY GROUP

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133 Saddlefield Place NE
Calgary, Alberta

MLS # A2307771



\$559,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,515 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot		

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

Inclusions: None

Welcome to this beautifully maintained two-storey home nestled in a quiet cul-de-sac, offering the perfect blend of comfort, functionality, and family-friendly living. Situated on a large pie-shaped lot with a sunny south-facing backyard, this property is ideal for year-round enjoyment — complete with a spacious deck, ample room for entertaining, and a great play area for children. The bright and functional main floor features an open-concept layout designed for modern living. The kitchen and dining area flow seamlessly into the inviting family room with a cozy fireplace, while direct access to the deck makes indoor-outdoor entertaining easy and convenient. A main floor laundry room and 2-piece bathroom add to the home's practical appeal. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a walk-in closet. The versatile bonus room is perfect for family gatherings, a media space, home office, or children's playroom. The fully finished basement offers additional living space with a large recreation room that could also be used as a bachelor-style setup, along with a full bathroom. Located in a welcoming community close to schools, parks, shopping, and everyday amenities, this home delivers exceptional value and an ideal setting for growing families.