



32 SADDLEBROOK Place NE
Calgary, Alberta

MLS # A2307776



\$490,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,278 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Rear Drive, See Remarks		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Walk-In Closet(s)		

Inclusions: none

Welcome to this well-maintained fully finished 2-storey home located in a quiet cul-de-sac. This beautiful home features new laminate flooring and offers a functional layout with 3 bedrooms and 2 full bathrooms upstairs, along with a 2-piece bathroom and convenient main floor laundry. The spacious kitchen includes an island and pantry, perfect for family living and entertaining. The fully developed basement offers 1 bedroom, a 4-piece bathroom, and a large family room, providing additional living space for guests or extended family. A side entrance is easily possible from the main floor, offering great potential for future development. Enjoy the large deck overlooking the fully fenced and landscaped backyard, perfect for relaxing or entertaining. The property also includes a brand new double detached garage, plus a wooden storage shed for additional storage space. Ideally located close to schools, shopping plazas, and public transit. Well-kept home and easy to show. Please call your favourite REALTOR® to book a showing today!