



**35 Saddletree Drive NE
Calgary, Alberta**

MLS # A2308324



\$609,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,659 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Separate Entrance		

Inclusions: N/A

Set across from a middle school and nearby shopping, this well-maintained 2-storey home offers everyday convenience in a well-connected community. Inside, you'll find a total of 5 bedrooms, 3.5 bathrooms, a spacious bonus room, and a fully finished basement with an illegal suite and separate entrance. The main floor features bright living spaces, vinyl flooring throughout the main and upper levels, a cozy gas fireplace with built-in shelving, and large windows that bring in plenty of natural light. The kitchen offers a central island, pantry, ample cabinetry, and an adjoining dining area with patio doors leading to the fenced south facing backyard and deck. Main floor laundry and a 2-piece bathroom add everyday convenience. Upstairs, the large bonus room creates a comfortable space for family movie nights, a playroom, or a second living area. The primary bedroom includes double closets and a 5-piece ensuite, while two additional bedrooms and a full bathroom complete the upper level. The finished basement features an illegal suite with 2 bedrooms, a full kitchen, 4-piece bathroom and separate entrance, offering excellent flexibility for extended family or private living space. With generous living space, a flexible basement layout, an attached double garage, and everyday amenities close by, this home is a strong opportunity in a well-connected community.