



231 Saddlebrook Way NE
Calgary, Alberta

MLS # A2308941



\$679,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,163 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Paved, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: N/A

What if your home paid you back? Live up. Rent down and let this 5-bed bungalow in Saddle Ridge help pay your mortgage. 231 Saddlebrook Way NE is a 5-bed bungalow that gives you a lot more than a place to live. The main floor is 1,162.5 sqft (RMS) with an open kitchen, gas fireplace, vaulted ceilings, and a primary bedroom with a 4-piece ensuite and walk-in closet. Two more bedrooms and a full bath round out the main level. Downstairs, a legal 2-bedroom suite has its own entrance, full kitchen, 4-piece bath, living area, and laundry. Rent it out and offset a big chunk of your mortgage or if you have an extended family that lives with you then this gives you convenience with separate entrance and full kitchen and amenities. There is also a second guest/bachelor pad in the other half of the basement with its own kitchen/wetbar, large living room, 3-piece bath, and side entrance. Use it for family, guests, or explore short-term rental income with proper City of Calgary licensing. Total finished space: 2,089.9 sqft. Detached double garage. Fenced yard. R-G zoning. School right across the street, transit close by, shopping minutes away. This is the kind of property that makes your mortgage work for you.(some photos enhance with AI Virtual staging for your reference) Call your favorite realtor to book a showing today!