



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**36 Saddleland Court NE
Calgary, Alberta**

MLS # A2312165

\$699,900



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:	0.07 Acre		
Lot Feat:	Street Lighting		

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

Welcome to this exceptional two-story front-attached garage detached home, perfectly situated in the highly desirable community of Saddle Ridge in Northeast Calgary. Featuring 4 bedrooms and 3.5 bathrooms, this beautifully designed home offers the perfect blend of space, comfort, and functionality ideal for growing families. From the moment you step inside, you're greeted by a bright, open-concept layout enhanced by large windows that fill the home with natural light. The main floor boasts a spacious living room with a cozy gas fireplace, creating a warm and inviting atmosphere. The modern kitchen is equipped with elegant quartz countertops, ample cabinetry, and a convenient walk-through pantry that bridges to the laundry area, mudroom, and garage, designed for both style and everyday convenience. As you step ahead to upstairs, the primary bedroom serves as a private retreat, complete with a 4-piece ensuite, while two additional well-sized bedrooms and another full bathroom complete the upper level with more comfortability. Moreover, a generous bonus room provides the perfect space for family time, entertainment, or even serve as a home office. Don't forget to look the basement as the fully finished basement expands your living space with a large family/recreation area, a spacious bedroom with a large window, and a 3-piece bathroom ideal for guests or extended family living. It has a lot of potential to make kitchen and separate entrance provided by city approval to turn in to rental income property. 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. A

storage shed adds extra convenience, while back alley access enhances functionality. 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 Centre with a potential future LRT station & access from Deerfoot and Stoney Trail. 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!