



**15 Saddletree Drive NE
Calgary, Alberta**

MLS # A2313777



\$649,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,053 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

ALMOST 2,900 SF OF LIVING SPACE | FORMER SHOWHOME | ACROSS GREEN SPACE AND SCHOOLS | WELL-MAINTAINED HOME | NEW ROOF | NEW SIDING | NEW KITCHEN COUNTER TOP | NEW KITCHEN APPLIANCES | PAVED BACK ALLEY. Welcome to 15 Saddletree Drive NE, a beautifully maintained residence nestled in the desirable community of Saddle Ridge. This 2-storey detached house boasts 5 bedrooms 3.5 bathroom, a double heated attached garage. The layout was perfectly designed and once used to be a show home. As you step inside, you'll be greeted by a cozy living area with a fireplace, large windows, connecting with kitchen and dining area, the walls was painted in designer color. Floor is well-maintained with hardwood, tile and carpet. The main level includes an office, a convenient half bath and a dedicated laundry area, enhancing functionality for daily living. Upstairs, you'll find three well-appointed bedrooms, including a master suite complete with an ensuite bathroom and a walk-in closet. The additional bedrooms are perfect for family, guests, or a home office. The basement has been fully developed with 2 more bedrooms and one full bathroom and another rec/living room adding extra space for your family. Outside is the private yard ideal for relaxation, play or summer barbecue. This home is situated in a convenient location where the bus stop is just at your doorstep, the Saddletowne C-train station is just 1km away, playground and schools are within walking distance. Don't miss your chance to own this charming home at 15 Saddletree Drive NE—where comfort meets convenience!