



**319 Saddlebrook Circle NE  
Calgary, Alberta**

**MLS # A2313808**



**\$615,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,595 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	storage		

This beautifully designed home perfectly balances elegance and functionality. Nestled on a quiet street, it offers a peaceful setting while still being conveniently close to schools, parks, public transit, and the C-Train station. No sidewalk on the side of this property means no extra shovelling! Step inside to an impressive open-concept living space highlighted by soaring 9-foot ceilings and a cozy central gas fireplace, creating a warm yet grand atmosphere. The kitchen is ideal for both everyday living and entertaining, featuring a raised island with seating for four, while the adjoining dining area comfortably fits a table for 6&ndash;8 guests. A 2 pc washroom that completes the main floor. Upstairs, the well-planned layout continues with vaulted ceilings in both the hallway and primary bedroom, enhancing the bright and airy feel throughout. Large windows flood the space with natural light. The spacious primary retreat includes a walk-in closet and a private 4-piece ensuite. Two additional generously sized bedrooms share another full 4-piece bathroom, and the conveniently located hallway laundry adds everyday ease. A separate side entrance leads to a fully finished basement, ideal for extended family. The lower level features a study/den, bedroom, full 4-piece bathroom, kitchen, dining area, living room, and rough in for a washer and dryer in the storage space/utility room. Outside, the low-maintenance backyard is designed for entertaining, complete with poured concrete and room for gardening. The oversized double garage is a standout feature, with dual garage doors opening to the backyard to create additional covered space for gatherings and outdoor enjoyment. Filled with thoughtful upgrades and exceptional features throughout, this is a property you won't want to miss.