



GRASSROOTS
REALTY GROUP

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181 SaddleBrook Way NE
Calgary, Alberta

MLS # A2316874

\$529,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,479 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

HUGE PRICE REDUCTION: Welcome home to this sunlit 2-storey residence offering nearly 1,460 sq ft of above-grade living space in Saddle Ridge, complete with a brand-new roof featuring new shingles for total peace of mind. The main floor features gleaming maple hardwood, a bright living and dining area, a convenient half bath, and a spacious kitchen equipped with stainless steel appliances, a center island, and a built-in tech desk. Upstairs, you will find three generous bedrooms and two full bathrooms, including a primary retreat complete with a walk-in closet and a private 3-piece ensuite. The lower level boasts a fully functional illegal suite complete with its own separate entrance, a large family room, a good-sized bedroom, and a 4-piece bathroom. Step outside from the kitchen onto your sunny back deck that leads to a double parking pad. Located close to schools, transit, and shopping, this versatile property offers an ideal setup for multi-generational living or extra space!