



GRASSROOTS

REALTY GROUP

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11 Saddlebrook Gardens NE
Calgary, Alberta

MLS # A2318358



\$589,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,470 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Level		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: -

Well come to this beautiful home for 1st time buyers or family. Main floor offers large living room cum dinning area with big windows , Kitchen and half washroom which leads to the deck. The upper floor has 3 bedrooms and two full washrooms. The fully finished illegal basement suite has living room, two bedrooms, Kitchen, laundry and full washroom. This well maintained 5 bedroom and 3.5 washroom home is advantageously situated within walking distance to schools parks, transits and the shops and restaurants and Plaza. Spacious and bright this fantastic detached two story house has private outdoor spaces and close proximity to schools and parks. The backyard adds another outdoor space for summer barbeques and extra play space. Please ask your Realtor to book a viewing.