



GRASSROOTS
REALTY GROUP

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67 Saddlemead Green NE
Calgary, Alberta

MLS # A2318593



\$536,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,085 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	3
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: .

Welcome to 67 Saddlemead Green NE—a spacious and well-maintained 4-level split nestled in the highly sought-after community of Saddle Ridge. Lovingly cared for and showcasing true pride of ownership, this home offers approximately 1,578sq. ft. of developed living space, with an option to develop an additional 500 ft.²; making it an excellent opportunity for families, multi-generational living, or investors. Step inside to a bright and inviting main level featuring soaring 10' ceilings that create an open, airy atmosphere. The spacious living room flows seamlessly into the dining area, and functional kitchen. The upper level offers a spacious 17.7' X 13.9' primary bedroom with a wall-to-wall closet, and a convenient 3-piece en suite bath, another spare bedroom, along with a full 4-piece bathroom to accommodate the whole family. The lower level provides a spacious rec -room for entertaining, and family hang out, as well as a beautifully tiled, gas fireplace and 3 pc. bathroom. The undeveloped basement can provide you many options and already has a window, for a future additional bedroom. This home also includes newly updated furnace and hot water tank as well as newer roof, shingles, and siding. Outside, is a true highlight, offering exceptional privacy, ample outdoor space, and endless possibilities for gardening, entertaining, or future enhancements. A storage shed is already in place, adding valuable functionality. This home is situated across from a park for your family's enjoyment. Location is everything, and this home delivers. Situated in the heart of Saddle Ridge, directly across from a beautiful park, walking distance to schools, other parks, playgrounds, shopping, grocery stores, the Saddle Towne LRT Station, and the Genesis Centre. Major roadways provide quick access to Stoney Trail, Deerfoot Trail, CrossIron Mills,

Calgary International Airport, and countless other amenities. Combining generous living space, an exceptional location, income potential, and future possibilities, this is a fantastic opportunity you won't want to miss. Book your private showing today!