



GRASSROOTS

REALTY GROUP

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**183 Saddleback Road NE
Calgary, Alberta**

MLS # A2318613



\$689,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,849 sq.ft.	Age:	2000 (26 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to this beautifully maintained home in the desirable community of Saddle Ridge, ideally located within walking distance to Saddletowne Circle, shopping, restaurants, schools, transit, and other everyday amenities. This spacious home features 4 generously sized bedrooms upstairs, including a primary bedroom with ensuite, along with an additional full bathroom. The main floor offers a bright and open-concept layout with a good-sized kitchen featuring quartz countertops, stainless steel appliances, ample cabinetry, and plenty of counter space, flowing seamlessly into the living and dining areas, making it perfect for family living and entertaining. The fully developed basement includes a 2-bedroom illegal suite with a full bathroom and separate side entrance, providing excellent mortgage-helper potential or space for extended family. A fantastic opportunity for homeowners and investors alike in one of Calgary's most sought-after communities—schedule your private showing today!