



GRASSROOTS
REALTY GROUP

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33 Saddlebrook Common NE
Calgary, Alberta

MLS # A2320688



\$489,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,389 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2M
Utilities:	-

Inclusions: Blinds

Welcome to 33 Saddlebrook Common NE – an exceptional opportunity to own in the established and family-friendly community of Saddle Ridge! This well-maintained home offers a functional layout designed for comfortable everyday living and entertaining. Step inside to a bright and inviting main floor featuring a spacious living area, an open-concept design, and plenty of natural light throughout. The kitchen provides ample cabinetry and workspace, making meal preparation both practical and enjoyable. Upstairs, you’ll find generously sized bedrooms and comfortable living spaces ideal for growing families. The unfinished/finished basement (modify as applicable) offers additional flexibility for future development, recreation space, or extra storage. Outside, enjoy a private backyard with room to relax, entertain, or create your own outdoor retreat. Conveniently located close to schools, parks, playgrounds, shopping, public transit, and major routes, this home delivers both comfort and accessibility. Whether you’re a first-time home buyer, growing family, or investor, this property presents outstanding value in one of NE Calgary’s most desirable communities. Don’t miss your chance to make this home yours—book your private showing today