



GRASSROOTS
REALTY GROUP

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84 Saddletree Close NE
Calgary, Alberta

MLS # A2322421



\$579,500

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,853 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: NONE

Imagine being able to walk your kids to school, visit the Gurudwara or mosque, and grab groceries within minutes of your home. Welcome to 84 Saddletree Close NE, a well-maintained front garage home located in the highly connected community of Saddleridge. This home offers a functional and family-friendly layout with a main floor den, ideal for a home office, study space, or flex room. The main level also includes a half bathroom, a spacious kitchen with ample cabinetry, a dining area, and a bright and open living room designed for everyday comfort and gatherings. Upstairs, you will find a large bonus room filled with natural light, along with three generously sized bedrooms. Each bedroom offers excellent space, and the upper level is completed with two full bathrooms, providing convenience for the entire family. The exterior features a fully fenced backyard with a large deck, perfect for outdoor entertaining. The property also includes back alley access and an extended front parking pad with space for up to three vehicles, in addition to the double attached garage. Basement is partially finished with the framing and wiring in place. The location is one of the strongest features of this home. You are within walking distance to Guru Gobind Singh School, nearby mosques, multiple public and Catholic schools, grocery stores, restaurants, parks, and transit options. The LRT station is also close by, making commuting across Calgary simple and efficient. This is a great opportunity to own a spacious, well-kept home in one of Northeast Calgary's most convenient and family-oriented communities. (some of the images are AI Generated)