



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

91 Saddlebrook Way NE
Calgary, Alberta

MLS # A2326030



\$569,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,470 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped		

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

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: In Basement- Electric Range, Range Hood, Microwave, Refrigerator

Welcome to 91 Saddlebrook Way NE! This well-maintained home offers the perfect blend of space, comfort, and functionality. Featuring a bright and open-concept layout, the main floor boasts a spacious living area, a modern kitchen with ample cabinetry and counter space, and a dining area ideal for everyday living and entertaining. Upstairs, you'll find generously sized bedrooms, including a comfortable primary retreat. The fully finished basement provides additional living space, perfect for extended family, a recreation room, or a home office. Step outside to enjoy the fully fenced backyard, ideal for kids, pets, and summer gatherings. Conveniently located close to schools, parks, shopping, public transit, and all major amenities, this home is an excellent opportunity for first-time buyers, growing families, or investors. Don't miss your chance to make this fantastic property your new home!