



GRASSROOTS
REALTY GROUP

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44 Saddlestone Way NE
Calgary, Alberta

MLS # A2329860



\$680,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,841 sq.ft.	Age:	2020 (6 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, See Remarks, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry, See Remarks		

Inclusions: N/ A

Welcome to this beautifully maintained 6-bedroom, 4.5-bathroom home in the sought-after community of Saddle Ridge! Designed for modern family living, this spacious home offers the perfect blend of comfort, functionality, and versatility. The main floor features a formal living room or den, a convenient laundry room, a 2-piece powder room, and an open-concept layout with a bright living room, spacious dining area, and a well-appointed kitchen complete with ample cabinetry and a pantry. Large windows throughout fill the home with an abundance of natural light. Upstairs, you'll find 4 generously sized bedrooms, including 2 bedrooms with their own private 4-piece ensuites, plus an additional full bathroom—an ideal layout for large or multi-generational families. The fully finished basement features a separate side entrance, 2 additional bedrooms, a full bathroom, and its own laundry, offering excellent flexibility for extended family. Conveniently located close to schools, parks, shopping, public transit, and major roadways, this home offers exceptional space and value in a prime location. Don't miss this incredible opportunity—book your private showing today!