



GRASSROOTS
REALTY GROUP

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161 Saddlemead Road NE
Calgary, Alberta

MLS # A2330810



\$575,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,596 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Street Lighting, Y		

Heating:	Mid Efficiency, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Perfectly positioned on a corner lot in the heart of Saddleridge, this beautifully upgraded 3-bedroom, 2.5-bathroom home offers over 2,200 square feet of total living space for the family ready to lay down roots in Calgary's NE. A double attached garage and huge private backyard set the stage outdoors, while inside, a versatile bonus room and inviting fireplace create the kind of everyday comfort that makes a house feel like home. Recent upgrades including new siding, gutters, roof, select windows, fresh paint, new flooring, and permanent outdoor lighting throughout mean the big-ticket items are already done, leaving nothing to do but move in and enjoy. Ideally located within reach of major schools, grocery stores, the YMCA, and the train station, with an abundance of amenities close by, this home offers the rare combination of space, upgrades, and location that today's buyers are searching for. A wonderful opportunity for the first-time buyer, growing family, or savvy investor looking to plant roots in one of Calgary's most connected NE communities. Call your favourite realtor today!!!