



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

50 Saddleland Crescent NE
Calgary, Alberta

MLS # A2333790



\$664,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,708 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
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Welcome to this beautifully renovated front double attached garage home situated on a traditional lot in the highly sought-after community of Saddleridge. This move-in-ready home offers the perfect blend of style, comfort, and functionality with a total of 5 bedrooms and 3.5 bathrooms. The main floor features a spacious living room with a stunning feature ceiling, a beautiful fireplace with custom built-in cabinetry, a fully upgraded kitchen complete with ceiling-height cabinets, stainless steel appliances, ample storage, and a functional layout perfect for everyday living and entertaining. The main floor also offers a convenient 2-piece powder room. Upstairs, you'll find 4 spacious bedrooms and 2 full bathrooms, providing plenty of room for a growing family. The illegal basement features 1 bedroom, 1 full bathroom, a separate side entrance, and is currently rented. Step outside to enjoy the spacious backyard patio, while the extended front driveway and beautifully landscaped yard enhance both curb appeal and additional parking. Ideally located just a 2-minute walk to the bus stop and minutes from Chalo FreshCo, Saddletowne CTrain Station, schools, parks, shopping, restaurants, and all major amenities, this exceptional property offers outstanding convenience and value. Don't miss this rare opportunity to own a beautifully upgraded home in one of Saddleridge's most desirable locations. Book your private showing today!