

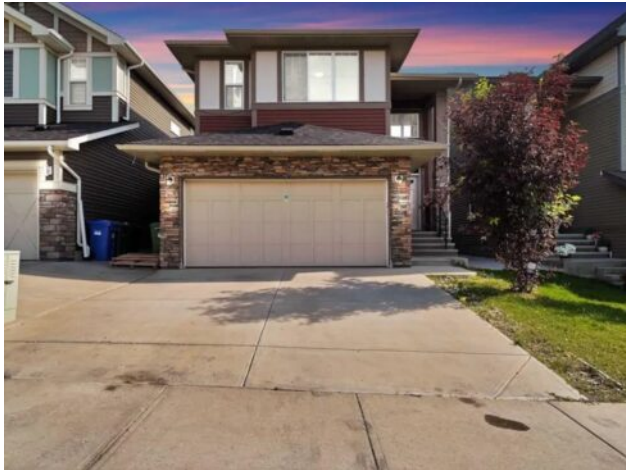


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

149 saddlestone Drive NE
Calgary, Alberta

MLS # A2338329



\$859,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,579 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape, Other, Paved, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Separate Entrance		

Inclusions: n/a

Welcome to this beautiful 2018-built home in Saddlestone, offering an impressive and thoughtfully designed floor plan with approximately 2,579 sq. ft. of above-grade interior space. The main floor features a spacious living room, large dining area, well-appointed kitchen with pantry and convenient servery, a dedicated office, and a 4-piece bathroom. Upstairs, enjoy a generous primary bedroom with a 5-piece ensuite and walk-in closet, three additional bedrooms, a second 4-piece ensuite, another 4-piece bathroom, a spacious bonus room, den, and upper-floor laundry. The home offers excellent space for a growing family and comfortable everyday living. A double attached garage provides additional convenience and storage. Ideally located in the desirable Saddlestone community with easy access to schools, parks, shopping, transit, and major routes. A fantastic opportunity to own a newer family home with an exceptional layout and plenty of room to grow.