



GRASSROOTS
REALTY GROUP

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77 Saddleland Drive NE
Calgary, Alberta

MLS # A2338692



\$679,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,022 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

Inclusions:	None
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Welcome to this thoughtfully designed home offering a bright and functional main floor layout in a desirable Calgary location. The inviting front porch leads into a spacious foyer, setting the tone for the well-planned interior. The heart of the home features an impressive kitchen with a large pantry and plenty of space for everyday living and entertaining. The kitchen flows seamlessly into the dining area and spacious living room, creating an open-concept atmosphere filled with natural light. At the main floor, you're welcomed with an open floor plan with a dining area, a huge living area with a gas fireplace, and a huge kitchen with an island. Upstairs, there are 3 bedrooms, a large bonus area, 2 full bathrooms, where primary comes with its own 4pc ensuite. Basement is fully developed and comes with an ILLEGAL SUITE featuring a full bedroom, 4pc bathroom, a large kitchen, a huge family area and tons of storage.