



GRASSROOTS
REALTY GROUP

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303 Saddlebrook Way NE
Calgary, Alberta

MLS # A2339297



\$549,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,508 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Rear Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Welcome to this beautiful, move-in-ready home in the heart of Saddle Ridge! Perfect for growing families, this property offers incredible value! The bright main floor boasts gorgeous hardwood and updated laminate flooring, a spacious living room, and a large kitchen featuring a center island, stainless steel appliances, and a corner pantry. The adjoining dining area opens directly to a rear covered deck—perfect for summer BBQs. A handy built-in desk space and a 2-piece powder room complete the main level. Upstairs features the ultimate everyday convenience of second-floor laundry. The primary suite includes a walk-in closet and a private 4-piece ensuite, accompanied by two additional well-sized bedrooms and another full 4-piece family bath. The fully finished basement offers amazing flexibility! It showcases a huge recreation room anchored by a wet bar with rough-ins for future appliances, plus a 4th bedroom and a modern 3-piece bath—ideal for extended family, older teenagers, or overnight guests. Outside, enjoy a fully fenced backyard leading to a massive 21'x21' double detached garage. Located nearby to local schools, parks, transit, and Saddle Towne Circle. This home will not last long—Book your showing today!