



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

165 Saddlefield Place NE
Calgary, Alberta

MLS # A2340173



\$585,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,614 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	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, Open Floorplan, Pantry		

Inclusions: Shelving In Bathrooms T.V wall mounts

Welcome Home to Saddle Ridge! Discover ideal family living in this spacious 4-bedroom home, thoughtfully designed for comfort, convenience, and functionality. Offering generous living spaces throughout, this property features four well-sized bedrooms that provide ample space for a growing family or host guests with ease. Stepping outside, you'll find a fully detached double garage offering secure parking and extra storage space for vehicles, tools, and outdoor equipment. The private yard delivers a great outdoor space for relaxing or entertaining. Unbeatable Location & Amenities Situated in the heart of one of Northeast Calgary's most vibrant communities, everyday convenience is right at your doorstep: Transit & Commuting: Minutes away from the Saddle Towne CTrain Station, offering seamless public transit access across the city, along with quick connections to Stoney Trail and the Calgary International Airport. Recreation & Community: Walking distance to the world-class Genesis Centre, featuring sports facilities, a fitness center, indoor soccer fields, and community event spaces. Shopping & Dining: Close to Saddle Towne Circle, complete with grocery stores, banks, medical clinics, restaurants, and local services. Schools & Parks: Conveniently located near multiple public and Catholic schools, green spaces, playgrounds, and scenic wetland walking trails perfect for family outings. Whether you are looking for a place to call home or an exceptional addition to your real estate portfolio, this Saddle Ridge property delivers location, layout, and value. Schedule your private viewing today!