



GRASSROOTS
REALTY GROUP

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28 Saddlelake Common NE
Calgary, Alberta

MLS # A2344765



\$709,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,024 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Paved		

Heating:	Central, Natural Gas	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:	Granite Counters		

Inclusions: none

Welcome to an exceptional opportunity in the heart of Saddle Ridge — a beautifully maintained 2-storey home offering 2,024 sq ft of thoughtfully designed living space, 4 bedrooms, 3 full bathrooms, and the flexibility today’s families are looking for. From the moment you step inside, the home feels bright, warm, and inviting. Large windows flood the main floor with natural light, while the open-concept layout creates an effortless flow between the living, dining, and kitchen areas. A stylish fireplace anchors the living room, creating the perfect setting for both relaxed family evenings and entertaining guests. The kitchen is designed to be the true heart of the home, featuring rich cabinetry, quality appliances, a tiled backsplash, generous counter space, and a large central island with seating. The adjacent dining area opens directly to the rear deck, making indoor-outdoor entertaining easy. One of the home’s biggest advantages is the highly desirable main-floor bedroom and full bathroom — ideal for parents, extended family, overnight guests, or anyone seeking added privacy and convenience. A main-floor laundry room further enhances the functional layout. Upstairs, a spacious bonus room provides the perfect second living area, media space, playroom, or family retreat. The primary suite is generously sized and complemented by a luxurious 5-piece ensuite with dual sinks, a deep soaker tub, and separate shower. The additional bedrooms are bright, comfortable, and well proportioned. Adding even more versatility, the garage features an additional kitchen setup complete with cabinetry, sink, and refrigerator — a valuable bonus rarely found in comparable homes. Set on a 3,592 sq ft lot and ideally located close to schools, shopping, parks, transit, and everyday amenities, this move-in-ready Saddle Ridge home delivers the space, flexibility,

and convenience families want. Homes with this combination of layout, condition, and location are hard to find. Book your private showing and experience it for yourself.