



GRASSROOTS
REALTY GROUP

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23 Saddlebrook Court NE
Calgary, Alberta

MLS # A2344911



\$819,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,187 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Separate Entrance		

Inclusions: none

POND-BACKING | WALKOUT | 6 BEDROOMS | 3.5 BATHROOMS | HUGE PIE-SHAPED LOT | FULLY FINISHED ILLEGAL SUITE
Welcome to this spectacular front-double-attached garage home in the highly sought-after Saddle Ridge community, offering over 5 bedrooms and 3.5 bathrooms on a premium pie-shaped walkout lot backing directly onto a beautiful pond and walking path. This rare property combines functionality, comfort, and exceptional income potential. From the moment you enter, you'll be impressed by the spacious and thoughtfully designed layout. The main floor features a large family room, a den that can be used as a bedroom, and a full bathroom—perfect for guests, extended family, or multi-generational living. The gourmet kitchen is equipped with a microwave, refrigerator, upgraded gas range, and dishwasher, making entertaining and large family gatherings effortless. A convenient second-floor laundry adds to the functionality. The upper floor offers four generously sized bedrooms, including two with private ensuite bathrooms. The luxurious primary retreat features a massive walk-in closet and a 5-piece ensuite. Every bedroom boasts oversized closets, providing abundant storage for the entire family. Elegant hardwood flooring adds warmth and style throughout. The fully finished walkout basement features two spacious bedrooms, a full kitchen with refrigerator and electric stove, separate laundry, and a private entrance, making it ideal for extended family or rental opportunities. The basement is currently an illegal suite. Outside, the fully fenced backyard offers direct access to the scenic walking path and tranquil pond, creating a private outdoor oasis. Located just minutes from schools, parks, playgrounds, public transit, the CTrain station, Genesis Centre, shopping, restaurants, Shoppers Drug Mart, FreshCo, Superstore, and

essential services, this home provides unmatched convenience in one of Northeast Calgary's most desirable communities. Opportunities like this are rare. This exceptional pond-backing walkout home offers outstanding value and investment potential. Schedule your private viewing with your favorite Realtor today!