



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9039 52 Street NE
Calgary, Alberta

MLS # A2349026



\$574,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,620 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2M
Utilities:	-

Inclusions: None

Awaken to a home where polished style meets everyday ease in SADDLE RIDGE'S sought-after Savanna community. Pause on the WOOD FRONT PORCH with your morning coffee, then step into a versatile FLEX ROOM, ideal as a home office, playroom or guest retreat. NINE-FOOT MAIN FLOOR CEILINGS lend an airy grace to the open living and dining spaces, while the KITCHEN takes center stage with QUARTZ COUNTERTOPS, wood cabinetry, tile backsplash, stainless steel appliances and an OVERSIZED FLUSH ISLAND made for gathering. Upstairs, retreat to a PRIMARY SUITE with a walk-in closet and a 3-piece ensuite with stand-up shower, joined by two more bedrooms, a cozy loft nook and UPPER-LEVEL LAUNDRY. Outside, unwind in the FENCED PRIVATE YARD and park with ease in the DOUBLE DETACHED GARAGE off the back lane. The full basement, framed and awaiting your vision, offers room to grow. Minutes to schools, LRT, shopping and the airport, with quick access to Cross Iron Mills via Metis Trail and Stoney Trail for effortless commutes. 1,620 SQ FT, 3 BEDS, 2.5 BATHS. Come see it for yourself!