



GRASSROOTS
REALTY GROUP

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336 Saddlemont Boulevard NE
Calgary, Alberta

MLS # A2350534



\$769,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,275 sq.ft.	Age:	2011 (15 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: N/A

Must see, Very good value house !! Welcome to this spacious and well-maintained 5 +2 bedroom, 4+1 full-bathroom home, perfectly situated in a highly desirable, family-friendly neighbourhood of Saddleridge. Offering an ideal blend of comfort, convenience, and investment potential, this property is within walking distance to schools, parks, and a shopping centre and transit. The thoughtfully designed layout features generous living spaces and two master bedrooms. A standout feature of this home is the illegal basement suite. Whether you're looking for a spacious family home or a property with built-in rental income, this home offers outstanding value in a prime location.