



GRASSROOTS
REALTY GROUP

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44 Saddlestone Way NE
Calgary, Alberta

MLS # A2351347



\$659,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,841 sq.ft.	Age:	2020 (6 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, See Remarks, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry, See Remarks		

Inclusions:	N/A
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Welcome to this beautifully maintained 6-bedroom, 4.5- bathroom home in Saddle Ridge, offering exceptional space, functionality, and versatility for growing or multi-generational families. The main floor features a welcoming formal living room/den, convenient laundry, a 2-piece powder room, and a bright open-concept living and dining area. The well-appointed kitchen offers ample cabinetry and a pantry, while large windows bring in an abundance of natural light. Upstairs offers 4 spacious bedrooms, including 2 bedrooms with their own private 4-piece ensuites, plus an additional full bathroom- an ideal layout for larger families seeking comfort and privacy. The fully finished basement with a separate side entrance adds 2 additional bedrooms, a full bathroom, and its own laundry, providing excellent flexibility for extended family, guests, or additional living space. Ideally located close to schools, parks, shopping, public transit, and major roadways, this home offers generous living space in a convenient Saddle Ridge location. If you're looking for a home that offers room to grow and flexibility for the whole family, this one is worth a look. Book your private showing today!