



GRASSROOTS
REALTY GROUP

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222 Saddlehorn Close NE
Calgary, Alberta

MLS # A2351915

\$634,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,977 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Storage		

Inclusions:	N/A
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Located in Saddle Ridge in NE Calgary, this two-storey detached home offers over 2,000 sq ft of well-designed living space in a quiet residential location. The main floor features hardwood flooring, vinyl flooring in the kitchen, and carpeted areas. The kitchen includes a breakfast bar and stainless steel appliances, and the living room centers on a gas fireplace. Multiple storage options support organized daily use. A main-floor laundry room provides added convenience. The upper level contains three bedrooms, including a primary suite with a four-piece ensuite and double sinks. Two additional bedrooms and a full bathroom complete the second floor. A full, unfinished basement offers future development potential. The exterior includes a rear patio, a backyard with back-lane access, and a double attached garage for two vehicles, with additional parking for two more vehicles on the front driveway. The property is positioned close to public transit, walking and bike paths, parks, and nearby shopping.