REALTY ACES
Local . Realty . Aces

GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

80 Saddlebrook Common NE
Calgary, Alberta

MLS # A2217066

$494,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,269 sq.ft.	**Age:**	2007 (18 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan		

Inclusions: NA

OPEN HOUSE JUNE 7 2PM-4PM: Mordern updated 2 Storey, move-in ready semi-detached home features a Double Garage, and RARE RV Parking on a oversized pie lot. This stylish home features wide-plank luxury laminate flooring, fresh paint, new baseboards, and eye-catching barn doors throughout. The kitchen is both functional and beautiful, offering plenty of cabinetry, a gas stove with hood fan, stainless steel appliances, a barn door pantry, and a handy portable quartz island. Upstairs, you'll find three spacious bedrooms, including a large primary suite with walk-in closet. The unfinished basement comes with rough-in plumbing, ready for future development. Outside, enjoy the oversized pie-shaped lot with space for RV parking, a gazebo, deck, and a double detached garage. Bonus: the roof will be replaced, and new siding is already installed on the west side of the home—giving added peace of mind and fresh curb appeal. Located just minutes from the airport and close to schools, shopping, and transit, this home checks all the boxes.