

## 226 Saddlebrook Circle NE Calgary, Alberta

**MLS # A2272547**



# \$629,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this recently renovated, spacious five-bedroom, three-full-bath bi-level home located just steps from the park in Saddleridge. Ideally situated near two schools, public transportation, and shopping amenities, this residence offers both convenience and comfort. The main floor features three bedrooms and two full baths with vaulted ceilings, a generous living room with a gas fireplace, and a modern kitchen equipped with stainless steel appliances—upgraded in recent renovations. The master suite includes a private en-suite bathroom and a walk-in closet. A separate entrance provides access to the fully finished illegal basement, which boasts two bedrooms, a large, light-filled family room with multiple windows, and a full bath. Additional highlights include a 22x22 detached double garage and a fully fenced backyard. This property truly has it all, the park in Saddleridge. This home is close to two schools, a city bus, and shopping. The main floor features 3 bedrooms and 2 full baths with vaulted ceilings. There is a good-sized living room with a gas fireplace. The kitchen has stainless steel appliances. The master bedroom features a private en-suite bathroom and a walk-in closet. There is a separate entrance to the fully finished illegal basement, which includes two bedrooms, a large family room with many windows, and a full bath. This home offers a 22x22 detached double-car heated garage, and the backyard is fully fenced. This home has it all.