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GRASSROOTS
REALTY GROUP

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8487 Saddlebrook Drive NE
Calgary, Alberta

MLS # A2288361

$699,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,017 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Unknown, Vinyl Siding, Wood Frame	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home		

Inclusions: NONE

Welcome to this gorgeous 2-storey family home throughout the main and upper levels with an additional 724 SqFt in The front door opens to a foyer and the front living room. The living room is a great space to enjoy socializing with your friends and family as you host! The open floor plan kitchen, dining and family rooms with high ceilings, recessed lighting and large windows amplifies the space in this home. The kitchen is outfitted with full height cabinets, stainless steel appliances, quartz countertops and a corner pantry. The kitchen island with a barstool seating area is the perfect place to enjoy small meals or socialize while you cook! The dining room has sliding glass doors that lead to the backyard with a patio for outdoor dining! The family room has large windows that overlook the backyard and has a gas fireplace with a floor to ceiling tile accent wall behind. The main level is complete with a hall laundry and a 2pc bath. Upstairs holds 3 bedrooms, 2 full bathrooms and a bonus room. The primary bedroom is expansive with a walk-in closet and a private 4pc ensuite bath. The ensuite has a deep soaking tub, walk-in shower and a single vanity with storage below. Bedrooms 2 & 3 are both a great size and share the 4pc bath with a tub/shower combo. The bonus room is a great addition to your family's entertainment space. Downstairs, the unfinished basement