

303 Saddlebrook Circle NE
Calgary, Alberta

MLS # A2345310



\$569,950

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,473 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully appointed and freshly painted 2-storey home in the sought-after community of Saddle Ridge, where spacious living, thoughtful design, and exceptional convenience come together. The inviting main floor offers a bright and comfortable living room, a well-designed kitchen, a dedicated dining area, and a convenient half bathroom—perfect for both everyday living and entertaining. Upstairs, the impressive primary retreat features a private ensuite, complemented by two generously sized additional bedrooms, a full bathroom, and the convenience of upper-level laundry. The fully developed basement offers an illegal suite with a separate entrance, featuring a bedroom, full bathroom, kitchen, family room, and separate laundry—providing versatile space for extended family or additional living arrangements. Step outside to enjoy the deck, while the detached double garage and back-lane access add exceptional practicality. Ideally situated close to schools, playgrounds, public transit, shopping, and everyday amenities, this exceptional Saddle Ridge property offers a wonderful combination of style, space, versatility, and location. Move-in ready and freshly refreshed, this is an opportunity you won't want to miss!