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45 Saddlestone Drive NE
Calgary, Alberta

MLS # A2352673

$699,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,007 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	5	**Baths:**	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Gazebo		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, Pantry, Smart Home, Vaulted Ceiling(s)		

Inclusions: N/A

Location, Location, Location, Live upstairs and AIR BNB or Rent Basement , 2800 SQ Ft Total living Space. Across from Saddle ridge Plaza which has Preschool, Daycare, Pharmacy, Medical Clinic and Much More. New Roof, New Siding, Extended driveway, Central AC, Paved Sidewalks and backyard, shed, Gazebo and 1 Bedroom Legal Basement Suite with side Entrance. Welcome to this exceptional family home in the highly desirable community of Saddle Ridge! This beautifully upgraded home offers the perfect blend of comfort, functionality, and income potential, making it an excellent choice for families and investors alike. The main floor features a spacious BEDROOM and a Full BATHROOM, ideal for guests, extended family, or multi-generational living. The bright open-concept layout showcases a modern kitchen complete with quartz countertops and stainless steel appliances, flowing seamlessly into the spacious living and dining areas—perfect for everyday living and entertaining. Upstairs, you’ll find 3 generously sized bedrooms, including a spacious primary retreat featuring a private 4-piece ensuite, along with a versatile BONUS ROOM UPGRADED TO VAULTED CEILING that’s perfect as a family room, media space, home office, or children’s play area. The FULLY DEVELOPED LEGAL 1-bedroom basement suite offers an excellent mortgage helper or investment opportunity. This home will have thoughtfully updates with NEW ROOF and SIDING before possession, providing added peace of mind and long term value. Outside, enjoy a low-maintenance lifestyle with extensive concrete work surrounding the home, including concrete sidewalks and a fully finished CONCRETE PAD backyard. The property also features an EXTENDED DRIVEWAY, double attached garage, central air conditioning, a gazebo, and a

storage shed, providing exceptional value and convenience. Ideally located ACROSS SADDLERIDGE PLAZA AND close to schools, parks, shopping, public transit, major roadways, and all the amenities Saddle Ridge has to offer, this move-in-ready home is a rare opportunity that combines stylish upgrades, versatile living space, and outstanding investment potential. Don’t miss your chance to make this exceptional property your new home!

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