

79 Saddlebrook Way NE
Calgary, Alberta

MLS # A2193414



\$629,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,478 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: N/A

Stunning 3+2 Bedroom Detached Home with Investment Potential! Separate entrance, basement kitchen, and laundry to be completed by end of August! Welcome to this beautifully renovated 3+2 bedroom, 3.5 bathroom detached family home, ideally located close to schools, bus stops, parks, and a variety of amenities! Every detail has been thoughtfully updated to create a modern and comfortable living space. Recent upgrades include: Fresh paint and bright new lighting Stylish modern flooring and carpet Quartz countertops and brand-new appliances New hot water tank, roof, and siding The basement offers incredible investment potential, with a separate entrance, kitchen, and laundry currently being completed—perfect for a future legal suite or multi-generational living. Additional features include a detached garage, ample parking, and a current Real Property Report (RPR) with municipal compliance. All hail damage has been fully repaired. Whether you're a family looking for your forever home or an investor seeking income potential, this is a rare opportunity you don't want to miss. Book your showing today—this gem won't last long!