79 Saddlebrook Way NE
Calgary, Alberta

MLS # A2193414

$640,000

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! Welcome to this beautifully renovated 3+2 bedroom, 3.5 washroom detached family home, ideally located near schools, bus stops, parks, and many other amenities! This home has been upgraded with new bright lights, fresh paint, modern flooring/carpet, quartz countertops, brand-new appliances, a new hot water tank, new roof & siding creating a stylish and comfortable living space. The potential separate entrance to the basement offers an incredible investment opportunity—convert it into a legal basement suite with ease for rental income or multi-generational living! A detached garage and ample parking add extra convenience. The seller provides a current Real Property Report (RPR) with municipal compliance and everything that was damaged due to hail has been repaired. Don’t miss out on this gem—perfect for families and investors! Schedule your showing today!