

## 20 Saddlebrook Gardens NE Calgary, Alberta

MLS # A2211195



# \$629,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,402 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** Basement appliances: Refrigerator, range, microwave hood fan, washer/dryer

Welcome to this stunning 1,400 sq. ft. two-story detached home on Saddlebrook gardens, located within the desirable Saddleridge community. The property offers a thoughtfully designed layout with separate living and family rooms on the main floor. The kitchen boasts quartz countertops, upgraded appliances, a pantry, and a bright dining area. The main floor and bathrooms feature durable LVP flooring, complemented by numerous high-quality upgrades throughout the home. The basement includes an "illegal suite" with a separate entrance and laundry facilities, offering a spacious bedroom, a cozy den, a fully-equipped kitchen, and a full bathroom—perfect for rental income or extended family living arrangements. The upper floor features three generously sized bedrooms, including a master bedroom with a private 3-piece ensuite. Additionally, the upper floor offers the convenience of a dedicated laundry room. The property is ideally situated within walking distance of schools, transit, shopping centres, playgrounds, and other amenities. Whether you choose to live upstairs and rent out the basement or utilize the entire home as an investment opportunity, this property is sure to impress. The house recently painted and received new kitchen appliances.