



## 156 Saddlebrook Circle Calgary Alberta

\$589,900

Excellent opportunity to own your home or as an investment property! This 2 storey home located in the sought-after community of Saddleridge, boasts over 1900 sq ft of living space with a floor plan designed perfectly for a family. Enter into a roomy foyer connecting to the bright & spacious living room that leads you into the dining and kitchen area where you will enjoy cooking in the large kitchen that offers an abundance of cabinets and counter space and a handy corner pantry. Off the dining area is a spacious deck offering an extension of the living space perfect for outdoor entertaining and equipped with a gas line for BBQing on those hot summer days. The 9 ft ceilings and the many large bright windows throughout really add to the spacious feeling of this home. Also on the main level you will find the laundry area and a convenient 2 piece bath. The upper level is complete with a large master bedroom equipped with a spacious walk-in closet and 3 piece ensuite, and two other good-sized bedrooms along with a 4 piece bathroom. The basement is fully finished with its own separate entrance and vinyl plank flooring throughout, and is complete with a 3 piece bathroom, spacious rec room and another flex room that could be easily be a bedroom just needs a closet. The South-West facing backyard is fully fenced and connects to a parking pad large enough to fit at least 3 cars at the back of the house. Ideally situated in a prime location close to public transit, shopping centers, schools, and parks, this home offers both convenience and accessibility. Not to mention the close proximity to the extensive regional pathway system and only mins to the popular Genesis Center. Don't miss out on this opportunity! (id:6769)

Recreational, Games room 17.58 Ft x 14.50 Ft

Furnace 11.00 Ft x 5.83 Ft

Bedroom 10.58 Ft x 14.00 Ft

3pc Bathroom 6.42 Ft x 5.67 Ft

Other 3.25 Ft x 4.50 Ft

Other 6.67 Ft x 5.33 Ft

Living room 14.50 Ft x 12.50 Ft

Dining room 13.00 Ft x 9.33 Ft

Kitchen 15.00 Ft x 9.67 Ft

Pantry 4.50 Ft x 3.75 Ft

Primary Bedroom 14.42 Ft x 12.00 Ft

Other 6.58 Ft x 4.83 Ft

3pc Bathroom 6.58 Ft x 8.00 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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2pc Bathroom 7.08 Ft x 6.33 Ft  
Laundry room 6.08 Ft x 3.33 Ft

Bedroom 10.50 Ft x 9.25 Ft  
Bedroom 10.83 Ft x 9.25 Ft