



22 Saddlebrook Common Calgary Alberta

\$499,888

Discover the ideal blend of location and upscale living in this meticulously maintained two-story attached home. Situated in the heart of Saddle Ridge, this residence offers an unrivaled lifestyle. You'll find yourself within walking distance of a K4 school, just a block away from a convenient bus route, and mere minutes from the Saddletown LRT station. Enjoy proximity to shopping, banks, the YMCA, the Genesis Centre, and easy access to Stoney and Deerfoot Trails. Furthermore, the property is a stone's throw away from a serene park, perfect for your daily strolls or bike rides. The open floor plan includes large windows that flood the living space with natural light, leading to a huge concrete patio and a fenced backyard. Ample parking is provided with a large parking pad, and a play area is included for the little ones. Inside, a well-appointed kitchen boasts an abundance of cabinets, generous countertop space, and an easy-to-maintain backsplash, all flowing seamlessly into a spacious dining room with two large windows. The bright living room features a large window with a view of the front yard. The upper level welcomes you with a spacious and comfortable master bedroom, complete with a generous closet and a private 4-piece ensuite. An additional 4-piece modern bathroom and a main floor powder room complement the living space, along with convenient front-load laundry. This home is move-in ready, with recent updates including a new roof, freshly painted interiors, and professionally shampooed carpets. It's been meticulously maintained and is pet and smoke-free, featuring central air-conditioning for your comfort. This residence has received a comprehensive upgrade, including a brand-new roof and siding, freshly painted interiors, upgraded flooring, and an extended kitchen countertop. What sets it apart is the fully finished basement, complete with two bedrooms, one ba...

Bedroom 9.67 Ft x 10.33 Ft
Primary Bedroom 11.25 Ft x 15.33 Ft
Bedroom 9.42 Ft x 13.08 Ft
4pc Bathroom 7.83 Ft x 5.17 Ft
4pc Bathroom 8.25 Ft x 5.75 Ft
Kitchen 13.08 Ft x 7.00 Ft

Furnace 6.33 Ft x 11.17 Ft
Bedroom 10.00 Ft x 10.08 Ft
4pc Bathroom 5.08 Ft x 10.17 Ft
Living room 19.33 Ft x 15.75 Ft
Kitchen 13.25 Ft x 12.08 Ft
Dining room 9.83 Ft x 11.17 Ft

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Family room 13.08 Ft x 14.83 Ft

2pc Bathroom 5.42 Ft x 7.92 Ft

Bedroom 7.92 Ft x 10.75 Ft