



# 11 Saddlebrook Way Calgary Alberta

\$678,999

PRICED TO SELL!!!! Welcome to this stunning fully upgraded east-facing 2-storey home in the desirable community of Saddlebrook, perfectly situated backing onto GREENSPACE, PARK AND SCHOOL. This elegant residence features 3 bedrooms, 2.5 baths, and a professionally finished basement with a separate entry. The main floor offers a spacious, sun-filled family room and a beautifully renovated gourmet kitchen complete with granite countertops, a pantry, island, electric stove, and refrigerator. A charming dining nook overlooks the backyard, while the convenience of main floor laundry and elegant ceramic tile flooring add to the home's appeal. Upstairs, the luxurious primary suite boasts a walk-in closet and upgraded ensuite with a multifunction shower panel and glass doors. Two additional bedrooms and a generous bonus room with a cozy corner fireplace complete the upper level, which features modern laminate flooring and no popcorn ceilings. The basement provides excellent versatility with a one-bedroom plus large den setup, a full kitchen, and a 4-piece bath—ideal for extended family or rental potential (illegal suite). Outside, the yard includes quality concrete work and a 10x10 storage shed, and the heated garage is equipped with a 50,000 BTU Big Maxx Mr. Heater and Costco panel storage for optimal organization. Conveniently located near bus stops, Genesis Centre, Saddletowne C-Train Station, schools, and all major amenities, this beautifully upgraded home offers the perfect blend of comfort, style, and functionality. DON'T MISS THIS OPPORTUNITY FOR OWNING THIS HOME BACKING ONTO GREEN SPACE! BOOK YOUR SHOWING TODAY!!! (id:6769)

Bonus Room 12.00 Ft x 17.00 Ft  
 3pc Bathroom 5.92 Ft x 7.67 Ft  
 Bedroom 10.08 Ft x 10.00 Ft  
 Bedroom 10.42 Ft x 11.08 Ft  
 Primary Bedroom 16.08 Ft x 14.67 Ft  
 4pc Bathroom 8.50 Ft x 11.83 Ft  
 Bedroom 12.33 Ft x 10.92 Ft  
 4pc Bathroom 4.92 Ft x 7.58 Ft

Kitchen 6.42 Ft x 8.00 Ft  
 Living room 17.17 Ft x 13.92 Ft  
 Bedroom 11.25 Ft x 9.50 Ft  
 Laundry room 5.33 Ft x 11.42 Ft  
 2pc Bathroom 6.75 Ft x 4.25 Ft  
 Kitchen 16.58 Ft x 11.92 Ft  
 Dining room 6.67 Ft x 11.00 Ft  
 Living room 14.00 Ft x 14.00 Ft

Listing Presented By:



Originally Listed by:  
 CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca