



## 23 Saddleback Way Calgary Alberta

\$550,000

~ OPEN HOUSE Saturday November 30th from 2-4pm ~ Charming 3 Bedroom + DEN, FULLY FINISHED and freshly painted home that perfectly blends comfort and functionality! Step inside to a spacious Foyer that leads down the hallway to a Mudroom / Closet space and 2-pc Powder Room. The cozy Living Room w/ a bright window, anchored by a Gas Fireplace surrounded by built-ins, making it an ideal spot to unwind. The Vinyl Plank flooring flows through the Living and Dining areas, creating a stylish yet durable space for everyday living. This perfectly-equipped Kitchen boasts loads of counter & cupboard space, a tiled backsplash, and eat-up Island. Head upstairs to discover the Primary Bedroom, complete with a ceiling fan and blackout blinds for ultimate relaxation. Two additional Bedrooms, including one with durable Laminate flooring, and a fully Renovated 4pc Bathroom round out the upper level. Carpet graces the stairs, adding a touch of warmth and comfort as you head into the FULLY FINISHED Basement. The Lower Level offers versatility, featuring a versatile Den, carpeted floors, and a 3pc Bathroom with sleek Vinyl Plank flooring. Other notable updates include new windows (2020) and a fresh Front Door (2021), ensuring modern efficiency and curb appeal. Nestled in Saddle Ridge, this home also offers fantastic amenities and commuting options - nearby to Airport Trail and Stoney Trail. Don't miss the chance to call this inviting property home, reach out to your favorite Realtor to come view it today! (id:6769)

3pc Bathroom 5.08 Ft x 11.42 Ft

Den 7.58 Ft x 13.58 Ft

Recreational, Games room 20.00 Ft x 15.58 Ft

Furnace 6.33 Ft x 11.67 Ft

2pc Bathroom 4.83 Ft x 5.17 Ft

Dining room 8.92 Ft x 8.50 Ft

Foyer 8.17 Ft x 8.00 Ft

Kitchen 9.92 Ft x 10.17 Ft

Living room 14.50 Ft x 12.17 Ft

4pc Bathroom 4.92 Ft x 8.83 Ft

Bedroom 9.25 Ft x 12.08 Ft

Bedroom 8.75 Ft x 12.00 Ft

Primary Bedroom 10.08 Ft x 13.42 Ft

Listing Presented By:



Originally Listed by:  
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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)