



# 35 Saddlebrook Link Calgary Alberta

\$569,900

A spacious 2-storey home in the desirable family-friendly community of Saddlebrook, NE Calgary, offers a rare combination of modern open-concept living . Main Floor Open Concept: Features a bright and airy layout, perfect for modern families. Gourmet Kitchen: Equipped with a functional center island and high-end stainless steel appliances. Sun-Drenched Dining: A dedicated dining area boasting three large windows that flood the space with natural lights. Cozy Family Room: Anchored by a warm gas-fired fireplace, ideal for Calgary winters. Upper Level Retreat: Includes 3 spacious bedrooms, featuring a primary master suite with a private 4-piece ensuite bath and other 2 bedrooms of decent size having shared bathroom. Outdoor Living : A massive backyard featuring a huge deck, perfect for summer BBQs and entertaining. Parking & Storage. An oversized 2-car garage provides ample space for vehicles and additional storage. Private Entry: Basement features a dedicated side entry for maximum privacy. Functional Layout, Fully finished with 1 bedroom, a den, and a complete kitchen and full washroom. It is Ideally situated within walking distance of three local schools, including Saddle Ridge Elementary and Hugh A. Bennett School. It is Close to the Saddletowne LRT station for an easy downtown commute and Moments away from major shopping at Saddletowne Circle, the Genesis Centre recreation facility, and the local Gurdwara. It is Value-Add Opportunity and sold as in condition. (id:6769)

Bedroom 8.75 Ft x 14.67 Ft  
 Den 7.75 Ft x 10.67 Ft  
 4pc Bathroom 8.75 Ft x 14.67 Ft  
 Living room 12.25 Ft x 12.67 Ft  
 Kitchen 10.17 Ft x 15.25 Ft  
 Dining room 12.00 Ft x 9.42 Ft  
 Laundry room 5.67 Ft x 9.00 Ft

2pc Bathroom .00 Ft x .00 Ft  
 Primary Bedroom 13.33 Ft x 12.33 Ft  
 Bedroom 11.67 Ft x 10.08 Ft  
 Bedroom 11.75 Ft x 10.25 Ft  
 Family room 9.17 Ft x 11.50 Ft  
 4pc Bathroom 7.08 Ft x 11.00 Ft  
 3pc Bathroom 9.75 Ft x 7.17 Ft

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

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