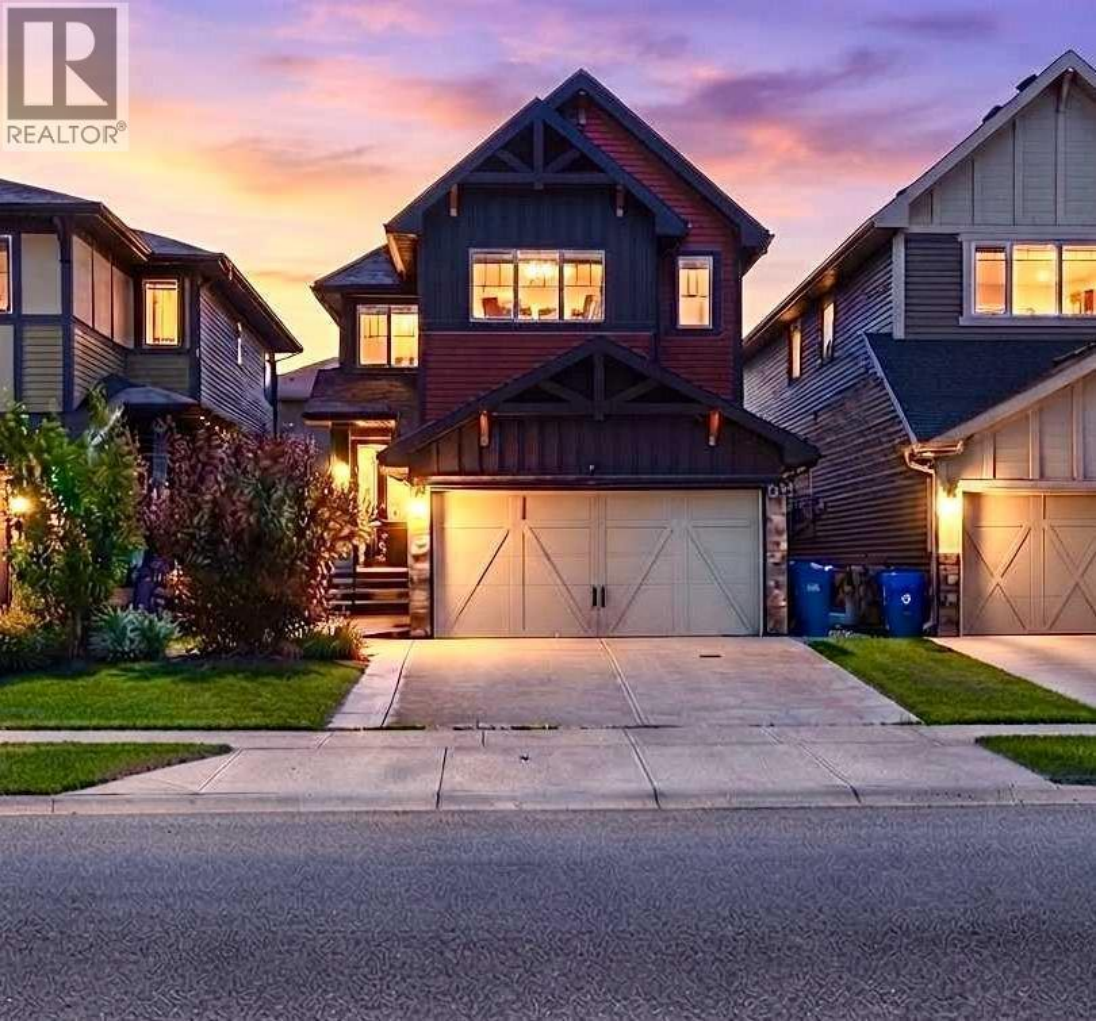


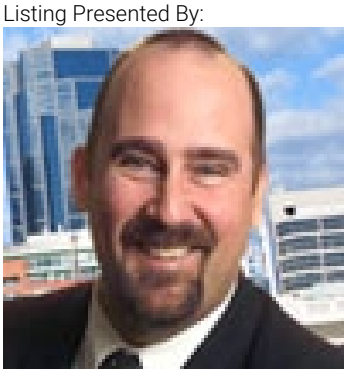
45 Saddlestone Drive Calgary Alberta

$699,900

Location, Location, Location, Live upstairs and AIR BNB or Rent Basement , 2800 SQ Ft Total living Space. Across from Saddle ridge Plaza which has Preschool, Daycare, Pharmacy, Medical Clinic and Much More. New Roof, New Siding, Extended driveway, Central AC, Paved Sidewalks and backyard, shed, Gazebo and 1 Bedroom Legal Basement Suite with side Entrance. Welcome to this exceptional family home in the highly desirable community of Saddle Ridge! This beautifully upgraded home offers the perfect blend of comfort, functionality, and income potential, making it an excellent choice for families and investors alike.The main floor features a spacious BEDROOM and a Full BATHROOM, ideal for guests, extended family, or multi-generational living. The bright open-concept layout showcases a modern kitchen complete with quartz countertops and stainless steel appliances, flowing seamlessly into the spacious living and dining areas--perfect for everyday living and entertaining.Upstairs, you'll find 3 generously sized bedrooms, including a spacious primary retreat featuring a private 4-piece ensuite, along with a versatile BONUS ROOM UPGRADED TO VAULTED CEILING that's perfect as a family room, media space, home office, or children's play area.The FULLY DEVELOPED LEGAL 1-bedroom basement suite offers an excellent mortgage helper or investment opportunity.This home will have thoughtfully updates with NEW ROOF and SIDING before possession, providing added peace of mind and long term value.Outside, enjoy a low-maintenance lifestyle with extensive concrete work surrounding the home, including concrete sidewalks and a fully finished CONCRETE PAD backyard. The property also features an EXTENDED DRIVEWAY, double attached garage, central air conditioning, a gazebo, and a storage shed, providing exceptional value and convenience.Ideally located ACROSS SADDLERIDGE PLAZA AND close to schools,...

4pc Bathroom 8.50 Ft x 4.92 Ft
5pc Bathroom 11.67 Ft x 9.00 Ft
Bedroom 12.58 Ft x 9.50 Ft
Bedroom 12.58 Ft x 9.42 Ft
Bonus Room 17.08 Ft x 18.33 Ft
Recreational, Games room 10.50 Ft x 15.50 Ft
Storage 5.33 Ft x 11.83 Ft
Furnace 8.25 Ft x 11.00 Ft
3pc Bathroom 7.83 Ft x 5.00 Ft
Dining room 10.17 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:
Ko Realty Ltd.

RE/MAX Realty Professionals

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

Primary Bedroom 10.92 Ft x 15.42 Ft

4pc Bathroom 7.58 Ft x 5.00 Ft

Bedroom 9.42 Ft x 11.50 Ft

Kitchen 11.33 Ft x 15.50 Ft

Foyer 8.83 Ft x 6.50 Ft

Kitchen 12.83 Ft x 16.08 Ft

Living room 12.83 Ft x 16.08 Ft

Bedroom 9.92 Ft x 12.08 Ft