

80 Saddlebrook Common NE  
Calgary, Alberta

MLS # A2217066



\$509,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,269 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2M
Utilities:	-

Inclusions: NA

OPEN HOUSE JUNE 7 2PM-4PM: Mordern updated 2 Storey, move-in ready semi-detached home features a Double Garage, and RARE RV Parking on a oversized pie lot. This stylish home features wide-plank luxury laminate flooring, fresh paint, new baseboards, and eye-catching barn doors throughout. The kitchen is both functional and beautiful, offering plenty of cabinetry, a gas stove with hood fan, stainless steel appliances, a barn door pantry, and a handy portable quartz island. Upstairs, you'll find three spacious bedrooms, including a large primary suite with walk-in closet. The unfinished basement comes with rough-in plumbing, ready for future development. Outside, enjoy the oversized pie-shaped lot with space for RV parking, a gazebo, deck, and a double detached garage. Bonus: the roof will be replaced, and new siding is already installed on the west side of the home&mdash;giving added peace of mind and fresh curb appeal. Located just minutes from the airport and close to schools, shopping, and transit, this home checks all the boxes.