

**4 Saddlebrook Common NE**  
**Calgary, Alberta****MLS # A2220565****\$517,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,293 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-2M
<b>Utilities:</b>	-

**Inclusions:** 3 shelves & Mirror in stairwell; shelf in primary bathroom, refrigerator in basement, garden boxes in yard

This beautifully renovated home is full of charm and thoughtful updates &mdash; it is even better in person than it is in the photos! As you step inside, you're greeted by a welcoming entryway complete with a built-in bench and closet for convenient storage. The space opens into a bright and spacious living room, filled with natural light from large front-facing windows. At the rear of the home, you'll find a cozy dining area and a fully renovated kitchen (2022) featuring stunning two-toned cabinetry, a stylish marble backsplash, quartz countertops and a full stainless steel appliance package (2020). The main floor has been updated with luxury vinyl plank flooring, offering both durability and elegance. A convenient 2-piece powder room completes the main level. Upstairs, the spacious primary bedroom offers a private ensuite bathroom and a generous walk-in closet. There are two additional bedrooms and a full 4-piece bathroom providing plenty of room for guests or kids. The basement is undeveloped, offering a blank canvas for your personal vision &mdash; whether it's a rec room, home gym, and/or additional bedroom. Other highlights include a cordless blind package, newer carpet, a roof replaced in 2020, a hot water tank (2021), and a detached double garage built in 2020. The location is unbeatable &mdash; just steps from a green space featuring a playground and basketball court. There is also the extensive bike and walking path located just east of the home, stretching for miles and offering endless outdoor enjoyment. Additionally, a newly built playground situated just off the path behind the house features a mini enclosed soccer field, a zip line, and a picnic area &mdash; perfect for families and active lifestyles. You're also conveniently close to schools, shopping, and have quick access to Stoney Trail and the Calgary International Airport.

This is a fantastic opportunity to own a turn-key home in a vibrant, family-friendly neighborhood. Don&rsquo;t miss out &mdash; book your showing today!