

50 Saddleback Road NE
Calgary, Alberta

MLS # A2235069



\$570,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,149 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

This charming 2-storey detached home in Saddle Ridge, Calgary, combines modern upgrades with prime convenience, situated just moments from CTrain stations, bus stops, and shopping centers. The home features a recently upgraded roof and brand-new siding, ensuring durability and curb appeal. Inside, the main floor offers a welcoming living room with a fireplace, a bright kitchen, and a dining area, while the upper level includes a spacious family room, two additional bedrooms, and a 4-piece bathroom. The fully developed basement, complete with a separate side entrance, features a kitchenette, a living area, a bedroom, and a full bathroom—perfect for extended family or rental income. Step outside to a well-maintained backyard, ideal for outdoor gatherings. With its move-in-ready condition, modern exterior upgrades, and unbeatable location, this home is a rare find in a family-friendly neighborhood—schedule a viewing today!