

29 Saddlestone Gate NE Calgary, Alberta

MLS # A2255565



\$549,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,510 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Step into this beautifully maintained 3-bedroom, 2.5-bath duplex, ideally located in a HIGHLY DESIRABLE AREA close to schools, commercial establishments, and everyday conveniences. This home offers the perfect blend of comfort, functionality, and future potential. Step inside to an OPEN-CONCEPT main floor that seamlessly combines the kitchen, dining, and living spaces—perfect for entertaining or enjoying family time. The home feels bright, welcoming, and move-in ready. Upstairs, you’ll find THREE SPACIOUS BEDROOMS, including a primary suite with its own ensuite, offering comfort and privacy for the whole family. The home features a TWO-CAR GARAGE, providing both convenience and extra storage. At the back, a deck overlooks the well-maintained yard, giving you the perfect outdoor space for summer barbecues, morning coffee, or simply relaxing in your own private retreat. THE FULLY DEVELOPED BASEMENT is a gem—ready for you to bring your vision to life. Basement consists of rec room, one bedroom and full washroom. This property is not only ideal for growing families looking for a place to call home but also an excellent opportunity for investors seeking a well-kept property in a desirable location. Don’t miss the chance to own this versatile and inviting home that truly has it all—comfort, convenience, and future potential.