

**79 Saddlebrook Common NE
Calgary, Alberta**

MLS # A2270474



\$469,950

Division:	Saddle Ridge	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,293 sq.ft.	Age: 2007 (19 yrs old)
Beds:	4	Baths: 3 full / 1 half
Garage:	Parking Pad	
Lot Size:	0.07 Acre	
Lot Feat:	Back Lane	

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	Garden Shed		

This is a charming 2-Story Half Duplex—No Condo Fees! Welcome to this beautifully designed 2-story half duplex, fully developed and newly renovated as brand-new carpets and paint, offering an ideal blend of comfort and convenience. This spacious home features a total of 4 bedrooms and 3.5 bathrooms. Main Floor: Enter into a bright and open living area that flows seamlessly into the dining space. The kitchen is well-equipped, perfect for entertaining. A convenient half bathroom completes the main level. Upper Floor: The master suite is a true retreat, featuring a generous walk-in closet and a private ensuite bathroom. Two additional well-sized bedrooms share a full bathroom, making this layout perfect for families. Fully Finished Basement: Enjoy the additional living space with a family room, a fourth bedroom, and a full bathroom. A laundry area provides practicality for everyday living. And the Outdoor Features: Relax on the deck at the back, ideal for outdoor gatherings. A garden shed and two car parking spaces, or a future garage accessed from the back lane. This half duplex is perfect for families looking for space without the burden of condo fees. Schedule a viewing today!