



**16 SADDLEBROOK Place NE
Calgary, Alberta**

MLS # A2273911



\$469,000

Division:	Saddle Ridge	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,391 sq.ft.	Age: 2005 (21 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Alley Access, Off Street, Rear Drive	
Lot Size:	0.06 Acre	
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden,	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Pantry		
Inclusions:	GHAZEOBO, INBUILT CEILING SPEAKER SYSTEM, FRONT SPRINKLER SYSTEM		

Welcome to this beautifully maintained 3-bedroom, 2.5-bath semi-detached duplex home offering over 1,350 sq. ft. of comfortable, open-concept living space in the heart of Saddleridge. The main floor features a bright layout with stainless steel appliances and a built-in speaker system, with additional speakers in the primary bedroom. Upstairs, the bedrooms are well-sized, including a spacious primary suite. Enjoy summer days in the fully fenced backyard, complete with a gazebo, plus the comfort of central air conditioning. Located near schools, parks, bus stops, the airport, and Stoney Trail, this home offers incredible convenience in a fantastic community. Don't miss out on this amazing opportunity!