

**5 Saddlebrook Common NE
Calgary, Alberta**

MLS # A2277591



\$449,999

Division:	Saddle Ridge	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,280 sq.ft.	Age: 2006 (20 yrs old)
Beds:	3	Baths: 1 full / 1 half
Garage:	Parking Pad	
Lot Size:	0.07 Acre	
Lot Feat:	Back Yard	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		
Inclusions:	N/A		

Discover this impeccably updated semi-detached home where fresh updates meet unbeatable convenience. Newly installed flooring throughout most of the home, combined with fresh paint, delivers a modern, turn-key aesthetic that's ready for you from day one. Inside, You'll Love: Bright, open-concept main floor with spacious living, dining, and functional kitchen—ideal for both entertaining and everyday life. Unique open-to-above basement design that floods the lower level with natural light, creating an airy, connected feel. Half the basement already developed; the other half is rough-in ready for your vision—extra bedrooms, rec room, or custom space (subject to approvals). Outside, You'll Thrive: Steps from green space featuring a playground and basketball court, with miles of bike and walking paths at your doorstep. Behind the home? A newly built playground with an enclosed mini soccer field, zip line, and picnic area—a family paradise. Location That Works: C-Train station, major shopping, schools, parks, Stoney Trail, and Calgary International Airport—all minutes away. This isn't just a home; it's a lifestyle upgrade in a vibrant, family-friendly community. Book your showing today before it's gone!