

28 Saddleland Drive NE  
Calgary, Alberta

MLS # A2237518

\$769,000

|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | Saddle Ridge                                                            |        |                   |
| Type:     | Residential/House                                                       |        |                   |
| Style:    | 2 Storey                                                                |        |                   |
| Size:     | 2,414 sq.ft.                                                            | Age:   | 2006 (19 yrs old) |
| Beds:     | 5                                                                       | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached, Front Drive                                     |        |                   |
| Lot Size: | 0.09 Acre                                                               |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangu |        |                   |

|             |                                           |            |     |
|-------------|-------------------------------------------|------------|-----|
| Heating:    | Forced Air                                | Water:     | -   |
| Floors:     | Carpet, Hardwood, Tile                    | Sewer:     | -   |
| Roof:       | Asphalt Shingle                           | Condo Fee: | -   |
| Basement:   | Finished, Full                            | LLD:       | -   |
| Exterior:   | Vinyl Siding                              | Zoning:    | R-G |
| Foundation: | Poured Concrete                           | Utilities: | -   |
| Features:   | Kitchen Island, Pantry, Separate Entrance |            |     |

Inclusions: Refrigerator, Electric Stove in basement

Discover incredible value in this fully finished 5-bedroom detached home with a separate-entry basement suite (illegal), perfectly situated in the vibrant and family-friendly community of Saddleridge, NE Calgary. With two spacious living areas on the main floor, a large bonus room upstairs, and a front-attached double garage, this home is designed for modern family living. Enjoy scenic green space and mountain views, a cozy fireplace, central air conditioning, central vacuum, furnace-2, hot tank-2 and generous walk-in closets. The primary bedroom features a private loft retreat, adding extra comfort and charm. The large backyard with a huge deck opens directly to a playground&mdash;perfect for kids and entertaining. Two bedroom basement suite adds flexibility for extended family or guests. Located close to top schools, parks, shopping, Calgary Airport, and Stoney Trail, this is the ideal home for families looking for space, comfort, and convenience in a growing community.