

79 Saddlebrook Common NE Calgary, Alberta

MLS # A2219362



\$499,950

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,293 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Central
Floors:	Carpet, Ceramic Tile, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2M
Utilities:	-

Inclusions: None

Charming 2-Story Half Duplex—No Condo Fees! Welcome to this beautifully designed 2-story half duplex, 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. Outdoor Features: Relax on the deck at the back, ideal for outdoor gatherings. Offers 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!