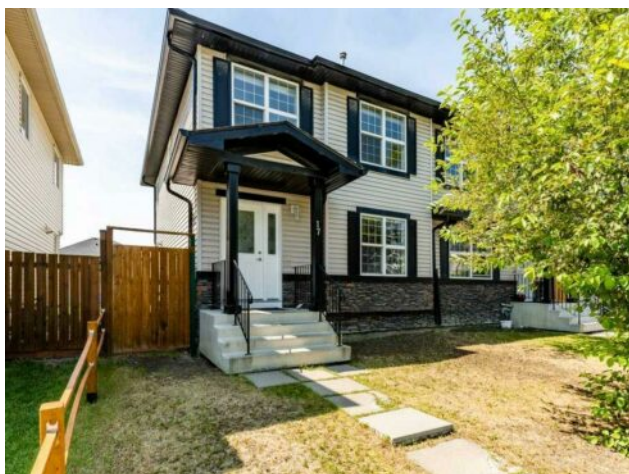


17 Saddlebrook Common NE Calgary, Alberta

MLS # A2228713



\$499,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,291 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating: Forced Air

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2M

Utilities: -

Inclusions: Additional Washer and Dryer in the basement "AS IS"

Welcome to this beautifully renovated semi-detached home in the vibrant community of Saddle Ridge! Featuring 3 spacious bedrooms and 2.5 bathrooms, this home offers a bright and open-concept layout perfect for modern living. The primary bedroom includes a generous walk-in closet, providing ample storage. Recent updates add fresh appeal throughout. Conveniently located close to schools, parks, shopping centres, and public transportation—this is an ideal choice for families and first-time buyers alike. Don't miss out on this fantastic opportunity