

**28 Saddlebrook Landing NE**  
**Calgary, Alberta**

**MLS # A2186548**



**\$749,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,137 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** N/A

Imagine waking up every morning to breathtaking views of a serene pond from the master bedroom window. Picture yourself enjoying the same stunning scenery from the main floor and the expansive two-tiered deck that spans the full width of the home. At the entrance, this beautiful corner house, next to an alley for your walking path's access is with an open plan where you are welcomed to a living area, totally a separate area from the rest of the house. Family area has a gas fireplace for your cozy winters with an uninterrupted view at the backyard from the large windows. A separate dining area next to a large kitchen functionality, featuring stainless steel appliances and maple cabinets. The main floor offers two distinct sitting areas, with a formal living room and a great room for versatile entertaining. Upstairs, the luxurious primary suite includes a cozy retreat with bay windows, a spacious walk-in closet, and a sumptuous bathroom with a corner tub and dual sinks. In-floor heating in the upper-floor bathrooms ensures warm tiles underfoot for ultimate comfort. The bonus room is generously sized, as are the other two bedrooms. The illegal basement suite, accessible via a separate walk-up entrance, boasts a large bedroom, a full bathroom, a living room, and a kitchen that rivals those in comparable homes, complete with stainless steel appliances and a glass mosaic backsplash. Don't miss the opportunity to make this exceptional home yours—schedule your viewing today! House is Sold As-is Where is, minor hail damage on front and some on the left side of the home...