



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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79 Saddlebrook Common NE
Calgary, Alberta

MLS # A2247370



\$489,920

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	Garden Shed		

Open House Saturday & Sunday Between 2:00 pm and 4:00 pm. This Charming 2-Story Half Duplex—No Condo Fees! Welcome to this beautifully designed 2-story half duplex, fully renovated, 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. The Sellers planing to change carpeted whole through the house before the buyers get the possession and the Buyers still able to choose the color for carpets, 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!