



## 235 Saddlemead Road NE, Calgary, Alberta - \$595,000



Main Photo

### Property Description

Opportunities like this don't come often. Sitting on one of the largest lots in Saddleridge (Approx. 6,350 sq. ft.), this property offers unmatched space, privacy, and future potential. The oversized backyard gives you endless options - imagine building a triple-car garage, a secondary suite above the garage, or using it for business storage, RV parking, or a dream backyard oasis (all subject to City approval). With a storage shed already in place and a parking pad, this lot is truly one-of-a-kind for the neighborhood.

Located in the heart of Saddleridge, you are close to everything you need - Genesis Centre, Saddleridge LRT, schools, parks, and playgrounds are all nearby for ultimate convenience.

The home itself offers approximately 2,148 sq. ft. of living space with soaring ceilings in the bright living room, a functional kitchen with skylight and brand-new stove, plus three bedrooms and a full bathroom on



the main level. The lower level features an illegal suite with a large living room, bedroom, office/den, kitchen, and its own laundry – perfect for extended family or guests.

With space, location, and future possibilities all in one, this property is a rare find you won't want to miss.

## REALTOR Referral

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*Courtesy Of: CIR Realty*



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