

\$640,000 - 79 Saddlebrook Way Ne, Calgary

MLS® #A2193414

\$640,000

5 Bedroom, 4.00 Bathroom, 1,478 sqft
Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Stunning 3+2 Bedroom Detached Home with
Investment Potential!

Welcome to this beautifully renovated 3+2
bedroom, 3.5 washroom detached family
home, ideally located near schools, bus stops,
parks, and many other amenities! This home
has been upgraded with new bright lights,
fresh paint, modern flooring/carpet, quartz
countertops, brand-new appliances, a new hot
water tank, new roof & siding creating a stylish
and comfortable living space.

The potential separate entrance to the
basement offers an incredible investment
opportunityâ€”convert it into a legal basement
suite with ease for rental income or
multi-generational living! A detached garage
and ample parking add extra convenience.
The seller provides a current Real Property
Report (RPR) with municipal compliance and
everything that was damaged due to hail has
been repaired.

Donâ€™t miss out on this gemâ€”perfect for
families and investors! Schedule your showing
today!

Built in 2005

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2193414 |
| Price | \$640,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |



| | |
|----------------|-------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,478 |
| Acres | 0.07 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 79 Saddlebrook Way Ne |
| Subdivision | Saddle Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J5M8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Storage, Playground |
| Lot Description | Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stone, Vinyl Siding |

Foundation Poured Concrete

Additional Information

Date Listed February 8th, 2025

Days on Market 61

Zoning R-G

Listing Details

Listing Office CIR Realty

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