

# \$645,000 - 79 Saddlebrook Way Ne, Calgary

MLS® #A2193414

## \$645,000

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	\$645,000
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, Playground, Storage
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        54

Zoning                 R-G

### **Listing Details**

Listing Office           CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.