

\$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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