

# \$629,900 - 79 Saddlebrook Way Ne, Calgary

MLS® #A2193414

**\$629,900**

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!

Separate entrance, basement kitchen, and laundry to be completed by end of August!

Welcome to this beautifully renovated 3+2 bedroom, 3.5 bathroom detached family home, ideally located close to schools, bus stops, parks, and a variety of amenities! Every detail has been thoughtfully updated to create a modern and comfortable living space.

Recent upgrades include:

Fresh paint and bright new lighting

Stylish modern flooring and carpet

Quartz countertops and brand-new appliances

New hot water tank, roof, and siding

The basement offers incredible investment potential, with a separate entrance, kitchen, and laundry currently being completedâ€”perfect for a future legal suite or multi-generational living.

Additional features include a detached garage, ample parking, and a current Real Property Report (RPR) with municipal compliance. All hail damage has been fully repaired.

Whether you're a family looking for your



forever home or an investor seeking income potential, this is a rare opportunity you don't want to miss.

Book your showing today—this gem won't last long!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2193414    |
| Price          | \$629,900   |
| 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, |
|-------------------|------------------------------------------------------------------|

|              |                                                                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Open Floorplan, Pantry, Quartz Counters, Storage Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Range Hood, 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 | 217                |
| Zoning         | R-G                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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