

\$517,000 - 4 Saddlebrook Common Ne, Calgary

MLS® #A2220565

\$517,000

3 Bedroom, 3.00 Bathroom, 1,293 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

This beautifully renovated home is full of charm and thoughtful updates – it is even better in person than it is in the photos! As you step inside, you™re greeted by a welcoming entryway complete with a built-in bench and closet for convenient storage. The space opens into a bright and spacious living room, filled with natural light from large front-facing windows. At the rear of the home, you™ll find a cozy dining area and a fully renovated kitchen (2022) featuring stunning two-toned cabinetry, a stylish marble backsplash, quartz countertops and a full stainless steel appliance package (2020). The main floor has been updated with luxury vinyl plank flooring, offering both durability and elegance. A convenient 2-piece powder room completes the main level. Upstairs, the spacious primary bedroom offers a private ensuite bathroom and a generous walk-in closet. There are two additional bedrooms and a full 4-piece bathroom providing plenty of room for guests or kids. The basement is undeveloped, offering a blank canvas for your personal vision – whether it™s a rec room, home gym, and/or additional bedroom. Other highlights include a cordless blind package, newer carpet, a roof replaced in 2020, a hot water tank (2021), and a detached double garage built in 2020. The location is unbeatable – just steps from a green space featuring a playground and basketball court. There is also the extensive bike and walking path located just east of the home, stretching



for miles and offering endless outdoor enjoyment. Additionally, a newly built playground situated just off the path behind the house features a mini enclosed soccer field, a zip line, and a picnic area – perfect for families and active lifestyles. You’re also conveniently close to schools, shopping, and have quick access to Stoney Trail and the Calgary International Airport. This is a fantastic opportunity to own a turn-key home in a vibrant, family-friendly neighborhood. Don’t miss out – book your showing today!

Built in 2006

Essential Information

MLS® #	A2220565
Price	\$517,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,293
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	4 Saddlebrook Common Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5M5

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	3
Zoning	R-2M

Listing Details

Listing Office	Royal LePage Benchmark
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