

# \$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,
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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	196
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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