

# \$480,000 - 16 Saddlebrook Place Ne, Calgary

MLS® #A2246834

**\$480,000**

3 Bedroom, 3.00 Bathroom, 1,389 sqft

Residential on 0.06 Acres

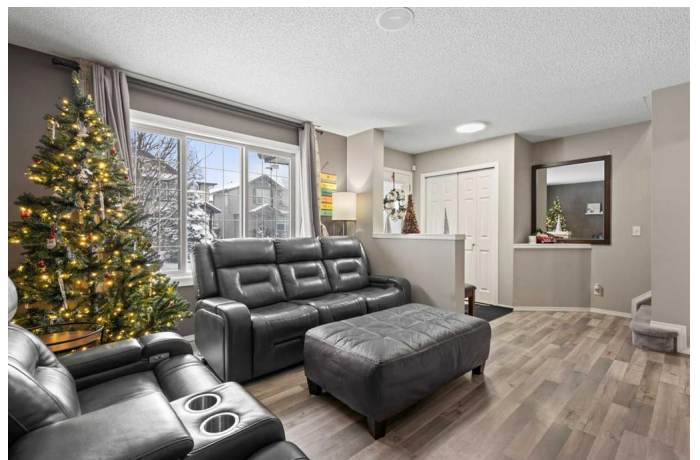
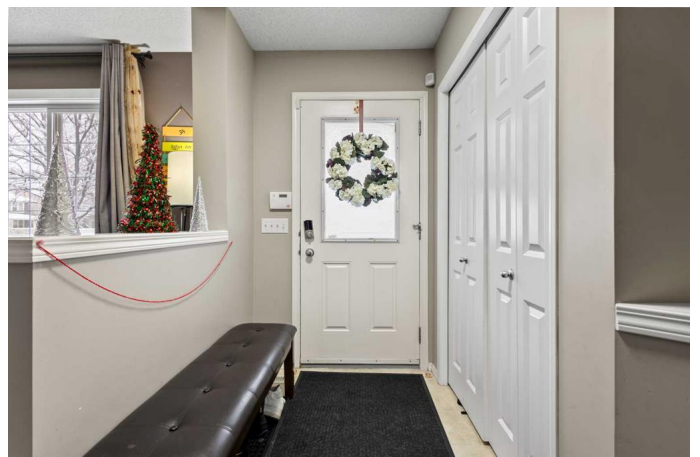
Saddle Ridge, Calgary, Alberta

Welcome to this beautifully maintained freehold semi-detached home in the vibrant community of Saddle Ridge. Offering over 1,300 sq. ft. of thoughtfully designed living space, this 3-bedroom, 2.5-bathroom home features an open-concept layout, modern finishes, and numerous upgrades including a built-in speaker system on the main floor and in the primary bedroom. The spacious kitchen flows seamlessly into the dining and living areas, making it ideal for both family living and entertaining. Upstairs, you'll find three generous bedrooms, including a primary suite with a private ensuite and walk-in closet. Enjoy outdoor living with a large, fully fenced backyard complete with a gazebo, perfect for relaxing or hosting guests, and underground sprinklers in the front yard for easy maintenance. Located minutes from schools, parks, shopping, and public transit, this move-in-ready home offers incredible value in a family-friendly neighborhood. Don't miss this opportunity—schedule your private viewing today!

Built in 2005

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2246834  |
| Price     | \$480,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,389                  |
| Acres          | 0.06                   |
| Year Built     | 2005                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 16 Saddlebrook Place Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 5M3                 |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 2                                                                  |
| Parking        | Alley Access, Off Street, RV Access/Parking, On Street, Rear Drive |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Pantry                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings, Gas Water Heater |
| Heating           | Forced Air                                                                                                                       |
| Cooling           | Central Air                                                                                                                      |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                 |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Playground, Private Entrance                                                                                                          |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, No Neighbours Behind, Street Lighting, Underground Sprinklers, Gazebo |
| Roof              | Asphalt Shingle                                                                                                                               |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                                                            |

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 7th, 2025  
Days on Market        17  
Zoning                      R-2M

**Listing Details**

Listing Office            eXp Realty

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