

# \$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!

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 opportunity—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.

Don't miss out on this gem—perfect for families and investors! Schedule your showing today!

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 Smoking Home, Open Floorplan, Pantry, Quartz Counters, No Animal Home, 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                127  
Zoning                              R-G

**Listing Details**

Listing Office                    CIR Realty

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