

# \$514,900 - 79 Saddlebrook Common Ne, Calgary

MLS® #A2219362

## \$514,900

4 Bedroom, 4.00 Bathroom, 1,293 sqft  
Residential on 0.07 Acres

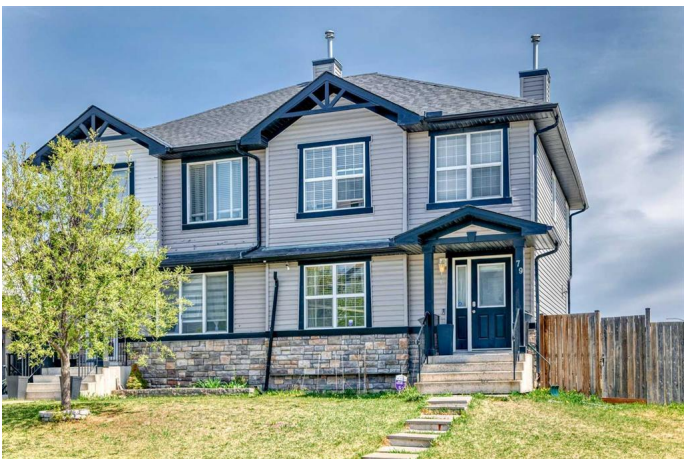
Saddle Ridge, Calgary, Alberta

This is a 2-storey half duplex, fully developed and offering 4 spacious bedrooms and 3.5 bathrooms. The main floor features a bright living room, functional kitchen, dining area, and a convenient half bathroom. Upstairs, you'll find a spacious master bedroom with a walk-in closet and private ensuite, along with two additional good-sized bedrooms and a full bathroom. The fully developed basement includes an extra bedroom, full bath, and a family room perfect for guests or extended family. Enjoy the outdoors on the rear deck with a fenced backyard and parking pad. Ideally located close to schools, playgrounds, bus routes, C-Train station, and shopping, this home is perfect for families or investors!

Built in 2007

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2219362      |
| Price          | \$514,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,293         |
| Acres          | 0.07          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Semi Detached |



|        |                        |
|--------|------------------------|
| Style  | 2 Storey, Side by Side |
| Status | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 79 Saddlebrook Common Ne |
| Subdivision | Saddle Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3J 0J6                  |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                          |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central                                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Playground, Private Yard, Dock |
| Lot Description   | Back Lane                      |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 4             |
| Zoning         | R-2M          |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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