

# \$640,000 - 79 Saddlebrook Way Ne, Calgary

MLS® #A2193414

**\$640,000**

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 opportunityâ€”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.

Donâ€™t miss out on this gemâ€”perfect for families and investors! Schedule your showing today!



Built in 2005

## Essential Information

MLS® #	A2193414
Price	\$640,000
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, Open Floorplan, Pantry, Quartz Counters, 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, 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                71  
Zoning                              R-G

**Listing Details**

Listing Office                    CIR Realty

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