

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

MLS® #A2219362

**\$514,900**

4 Bedroom, 4.00 Bathroom, 1,293 sqft

Residential on 0.07 Acres

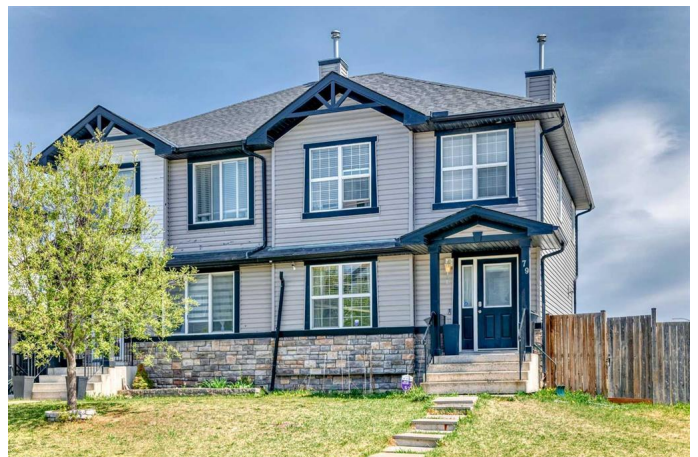
Saddle Ridge, Calgary, Alberta

Discover the ideal blend of comfort and convenience in this stunning 2-story half duplex! Boasting 4 spacious bedrooms and 3.5 bathrooms, this home is fully developed to cater to all your needs. The main floor welcomes you with a bright living room, a functional kitchen, and a dining area, complemented by a convenient half bathroom. Upstairs, enjoy the luxurious master suite featuring a walk-in closet and private ensuite, along with two additional generous bedrooms and a full bathroom. The fully developed basement offers an extra bedroom, a full bathroom, and a cozy family room; this can be easily converted into a basement suite with a separate entrance. Step outside to a deck in the fully fenced backyard and a handy parking pad. Ideally located near schools, playgrounds, bus routes, C-Train stations, and shopping, this home is perfect for first-time buyers or savvy investors. Don't miss your chance to make it yours!

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 | 38            |

Zoning

R-2M

Listing Details

Listing Office

Grand Realty

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