

# \$724,900 - 76 Saddleland Way Ne, Calgary

MLS® #A2213643

**\$724,900**

4 Bedroom, 4.00 Bathroom, 2,236 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

The stunning home in Saddle Ridge offers over 3000 square feet of developed living space including basement. This home is a great place for a large family with 4 bedrooms and 2 flex/ office rooms and 3 .5 bathrooms. Freshly painted, new carpets lin the living room and bedrooms upstairs. High ceilings on the main floor, large entry space, main floor office, kitchen with a large island, dinning room, living room with gas fireplace, 2 pce bathroom and laundry room. Upper floor features large bonus room with vaulted ceilings, master bedroom with seating area and a large bath tub and separate shower stall, walk in closet, 2 additional bedrooms and bathroom. Basement is developed with good size bedroom and e flex room, and huge rec room area, 4 pce bathroom and utility room. There is a large deck of the dinning room for relaxing. Fully fenced and landscaped backyard with a few large trees. Garage is drywalled. Located just a short walk from schools and shopping, bus stops, and playground. Its just walking distance from the LRT , restaurants ,and the Genesis Centre. This house is vacant and ready to move in.



Built in 2007

## Essential Information

MLS® # A2213643

Price \$724,900

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,236
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	76 Saddleland Way Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5J3

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Landscaped, Level, Many Trees, Private, Rectangular Lot, Treed, Brush

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	8
Zoning	R-1n

### **Listing Details**

Listing Office	CIR Realty
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