

# \$499,999 - 67 Saddlebrook Place Ne, Calgary

MLS® #A2258951

**\$499,999**

4 Bedroom, 3.00 Bathroom, 1,274 sqft

Residential on 0.11 Acres

Saddle Ridge, Calgary, Alberta

**PRICE IMPROVEMENT!** This stunning property checks all the boxes: Located on a quiet cul-de-sac, over 1891 sq. ft **RENOVATED** to high standards, **HUGE** fenced **BACK YARD** perfect for pets/kids, and central **AIR-CONDITIONING!** Located in the family-friendly community of Saddle Ridge, within walking distance of Schools, Parks, and Walking Paths with the convenience of community amenities and nature at your doorstep. Entering the home, you are greeted by lots of natural light and beautiful upgrades. Starting with the kitchen, there are **NEWER APPLIANCES** (including an Air-fryer Oven!), a Pantry and lots of counter space and storage. The spacious living room, dedicated dining space and convenient main floor laundry/half bath complete the first floor. Ascending to the second floor, there are 2 good size bedrooms, a recently renovated 4 pc bath (gorgeous!) and a spacious primary retreat. Finishing off this amazing home is the **FULLY FINISHED BASEMENT**. Containing a 4th bedroom, gym or Rec room and a second fully renovated bathroom, it is perfect for family nights, guests, or working from home. Moving outside, there is a huge fenced backyard, oversized double detached Garage, with extra space for parking or RV storage. An affordable option with no condo fees. Be prepared to fall in love with this amazing home.

Built in 2006



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2258951               |
| Price          | \$499,999              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,274                  |
| Acres          | 0.11                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 67 Saddlebrook Place Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J5M3                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Pantry, Walk-In Closet(s)                                                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener |
| Heating           | Central, Natural Gas                                                                                                           |
| Cooling           | Central Air                                                                                                                    |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full                                                                                                                           |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Fire Pit, Private Yard |
|-------------------|------------------------|

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Back Lane, Back Yard               |
| Roof            | Asphalt Shingle                    |
| Construction    | Concrete, Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 22                |
| Zoning         | R-2M              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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