# \$629,900 - 79 Saddlebrook Way Ne, Calgary

MLS® #A2193414

# \$629,900

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!
Separate entrance, basement kitchen, and laundry to be completed by end of August!

Welcome to this beautifully renovated 3+2 bedroom, 3.5 bathroom detached family home, ideally located close to schools, bus stops, parks, and a variety of amenities! Every detail has been thoughtfully updated to create a modern and comfortable living space.

Recent upgrades include:

Fresh paint and bright new lighting

Stylish modern flooring and carpet

Quartz countertops and brand-new appliances

New hot water tank, roof, and siding

The basement offers incredible investment potential, with a separate entrance, kitchen, and laundry currently being completedâ€"perfect for a future legal suite or multi-generational living.

Additional features include a detached garage, ample parking, and a current Real Property Report (RPR) with municipal compliance. All hail damage has been fully repaired.

Whether you're a family looking for your







forever home or an investor seeking income potential, this is a rare opportunity you don't want to miss.

Book your showing todayâ€"this gem won't last long!

Built in 2005

## **Essential Information**

MLS® # A2193414 Price \$629,900

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 Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Quartz Counters, Central Vacuum, Pantry, Storage

Appliances Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator,

Washer, Electric Stove, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Storage, Garden, Playground

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 250 Zoning R-G

# **Listing Details**

Listing Office CIR Realty

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