

# \$517,000 - 4 Saddlebrook Common Ne, Calgary

MLS® #A2220565

**\$517,000**

3 Bedroom, 3.00 Bathroom, 1,293 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Open house 12-3pm Saturday May 17. This beautifully renovated home is full of charm and thoughtful updates – it is even better in person than it is in the photos! As you step inside, you™re greeted by a welcoming entryway complete with a built-in bench and closet for convenient storage. The space opens into a bright and spacious living room, filled with natural light from large front-facing windows. At the rear of the home, you™ll find a cozy dining area and a fully renovated kitchen (2022) featuring stunning two-toned cabinetry, a stylish marble backsplash, quartz countertops and a full stainless steel appliance package (2020). The main floor has been updated with luxury vinyl plank flooring, offering both durability and elegance. A convenient 2-piece powder room completes the main level. Upstairs, the spacious primary bedroom offers a private ensuite bathroom and a generous walk-in closet. There are two additional bedrooms and a full 4-piece bathroom providing plenty of room for guests or kids. The basement is undeveloped, offering a blank canvas for your personal vision – whether it™s a rec room, home gym, and/or additional bedroom. Other highlights include a cordless blind package, newer carpet, a roof replaced in 2020, a hot water tank (2021), and a detached double garage built in 2020. The location is unbeatable – just steps from a green space featuring a playground and basketball court. There is also the extensive bike and walking



path located just east of the home, stretching for miles and offering endless outdoor enjoyment. Additionally, a newly built playground situated just off the path behind the house features a mini enclosed soccer field, a zip line, and a picnic area – perfect for families and active lifestyles. You’re also conveniently close to schools, shopping, and have quick access to Stoney Trail and the Calgary International Airport. This is a fantastic opportunity to own a turn-key home in a vibrant, family-friendly neighborhood. Don’t miss out – book your showing today!

Built in 2006

### Essential Information

MLS® #	A2220565
Price	\$517,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,293
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	4 Saddlebrook Common Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5M5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Zoning	R-2M

### Listing Details

Listing Office	Royal LePage Benchmark
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