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

MLS® #A2220565

\$517,000

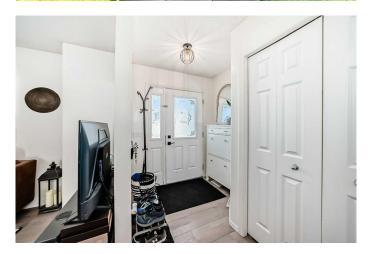
3 Bedroom, 3.00 Bathroom, 1,293 sqft Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Open house 12-3pm Saturday May 17. This beautifully renovated home is full of charm and thoughtful updates â€" 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'II 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 â€" 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 â€" 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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