

# \$640,000 - 79 Saddlebrook Way Ne, Calgary

MLS® #A2193414

**\$640,000**

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!

Welcome to this beautifully renovated 3+2 bedroom, 3.5 washroom detached family home, ideally located near schools, bus stops, parks, and many other amenities! This home has been upgraded with new bright lights, fresh paint, modern flooring/carpet, quartz countertops, brand-new appliances, a new hot water tank, new roof & siding creating a stylish and comfortable living space.

The potential separate entrance to the basement offers an incredible investment opportunityâ€”convert it into a legal basement suite with ease for rental income or multi-generational living! A detached garage and ample parking add extra convenience. The seller provides a current Real Property Report (RPR) with municipal compliance and everything that was damaged due to hail has been repaired.

Donâ€™t miss out on this gemâ€”perfect for families and investors! Schedule your showing today!



Built in 2005

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2193414  |
| Price     | \$640,000 |
| 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 | Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings          |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Playground, Storage  |
| 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        67  
Zoning                      R-G

**Listing Details**

Listing Office            CIR Realty

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