# \$574,900 - 6 Saddlebrook Gardens Ne, Calgary

MLS® #A2232434

## \$574,900

3 Bedroom, 2.00 Bathroom, 1,484 sqft Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome home to your delightful 2-storey, 3-bedroom home nestled in the vibrant and family-friendly community of Saddle Ridge. This detached home offers a perfect blend of comfort, functionality, and style, making it an ideal choice for first-time homebuyers, growing families, or investors seeking a well-located property. The main floor features a beautiful living room with glowing natural light, a versatile kitchen with ample cabinetry and a moveable island along with an eating area, a spacious front den for your home office or kids play area, a sizeable powder room and extremely convenient main floor laundry! When you walk up the stairs to the upper level you will notice the plush and new carpet under your feet. Walk through the upper level and you will find a generously sized master bedroom with a walk in closet, the main bathroom and two additional bedrooms which are also exceptionally spacious. The basement is extremely spacious and is waiting for your personal touch so you can design it exactly how you want it to be! Enjoy morning coffee on your front porch or step out back to your rear deck and enjoy summer get togethers with friends. You'll also enjoy having an oversided double detached garage and an additional gated parking spot beside the garage for your recreation vehicle or other cars! Situated just minutes walking distance to schools and other great community features. This home is priced to sell and will not last long. View TODAY and move in before the new school year starts!







## **Essential Information**

MLS® # A2232434 Price \$574,900

Bedrooms 3

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,484 Acres 0.08 Year Built 2005

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 6 Saddlebrook Gardens Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 5M6

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached, Off Street, Parking Pad

# of Garages 2

## Interior

Interior Features High Ceilings, Kitchen Island, See Remarks, Vinyl Windows, Walk-In

Closet(s)

Appliances Dishwasher, Electric Range, Range Hood, Refrigerator

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features Dog Run

Lot Description Back Lane, Back Yard, Front Yard, Lawn

Roof Asphalt Shingle

Construction Composite Siding, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 18th, 2025

Days on Market 122 Zoning R-G

# **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.