# \$575,000 - 307 Saddlebrook Way Ne, Calgary

MLS® #A2260808

## \$575,000

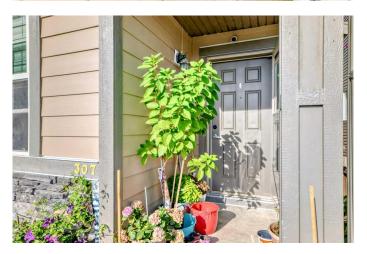
5 Bedroom, 4.00 Bathroom, 1,656 sqft Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this stunning detached house in Saddlebrook, boasting over 2,300 square feet of living space. The property features 3 bedrooms and 2.5 bathrooms upstairs, as well as a 2 bedroom illegal suite in basement. The main floor is designed for comfort and entertainment with a spacious living area with a cozy fireplace. The adjacent kitchen is equipped with ample storage space, a huge island and a convenient pantry. The kitchen flows seamlessly into a spacious dining area, illuminated by a beautiful chandelier. Beside the kitchen is a door leading to the backyard and a large closet serves as a practical mudroom. The upper floor is home to three generously sized bedrooms, each boasting large windows that flood the spaces with natural light. The master bedroom is complete with a 4-piece ensuite bathroom and a spacious walk-in closet. The two additional bedrooms also feature roomy walk-in closets and share a full bathroom. A convenient laundry area add to the floor's functionality. The basement illegal suite is perfect for guests or extended family, offering a spacious living area, large kitchen and two bedrooms with ample closet space. A separate laundry area is conveniently located in the basement. Stepping outside, the expansive landsacped backyard is a haven for outdoor enthusiasts, complete with a patio and a 10x10 storage shed. To add on, the roof has class 4 Nordic shingles (with 30 year warranty) which are designed for impact resistance, designed to







withstand hail and high winds. The house has hardie at the front and two sides of the shed which is known for their durability and ability to withstand extreme weather conditions.

Located in the desirable community of Saddleridge, this property is just moments away from all the amenities you need. Enjoy easy access to shopping, dining, schools, public transportation and recreational facilities, making this house the perfect choice for those seeking a convenient and comfortable lifestyle.

Built in 2007

### **Essential Information**

MLS® # A2260808 Price \$575,000

Bedrooms 5

Bathrooms 4.00 Full Baths 3 Half Baths 1

Square Footage 1,656 Acres 0.08 Year Built 2007

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 307 Saddlebrook Way Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 0B4

#### **Amenities**

Parking Spaces 2

Parking Off Street

#### Interior

Interior Features Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator,

Washer

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

#### **Exterior**

Exterior Features Garden, Private Entrance, Private Yard

Lot Description Back Lane, Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed September 29th, 2025

Days on Market 18

Zoning R-G

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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