

\$615,000 - 75 Saddlebrook Way Ne, Calgary

MLS® #A2112531

\$615,000

3 Bedroom, 3.00 Bathroom, 1,583 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

WOW! Once in awhile, a home comes along that truly fits your family! Welcome to this beautiful **UPGRADED** home that is in **IMMACULATE CONDITION**, where true pride of ownership shines from the original owners. You'll immediately notice the excellent **CURB APPEAL** from the upgraded **STUCCO EXTERIOR**, which is much more durable and lower maintenance than other materials, along with **NEW ROOF (2021)**. As you enter, you'll love the **OPEN CONCEPT LAYOUT** (especially if you love to entertain) that seamlessly connect kitchen (**NEW FRIDGE 2023**), living room, and dining space. Imagine enjoying family movie night and cozying up to the **GAS FIREPLACE** on a cold winter night, helping your kids to create long-lasting memories. Of course, privacy is the most important for your family, and this home has it in spades!: From it being on a **CORNER LOT** (no neighbour beside) and also **BACKING ONTO A PARK**. While we dream of warmer weather, we can envision an evening BBQ in your **SUNNY WEST FACING BACKYARD**, while the kids and pets can run around in your **FULLY FENCED BACKYARD**. Inside, you'll also notice tons of **NATURAL LIGHT** coming in from the well-situated windows, which carries through to the untouched basement that is ready for your personal touch and **LEGAL EGRESS WINDOWS**. With a busy family life, you'll appreciate **LUXURY VINYL PLANK** throughout the home making it highly durable for kids and pets, as well as



easier clean-up! For workshop/mechanics and future Electric Vehicle owners, the OVERSIZED GARAGE also comes with an upgraded 220V Subpanel. This home boasts exceptional convenience in its location with pick-up and drop-offs for your children's schools K-4 (5 min walk), Gr 5 – 12 (within 7 min drive) PLUS it has been upgraded with rough ins for a future toilet and bathroom drain system when you develop the basement! Groceries, shopping, entertainment, and restaurants are very accessible (7 mins). If your family loves to keep an ACTIVE LIFESTYLE, there are several parks with playgrounds (2 mins) and WALKING/BIKING PATHS (7 mins). You and your kids will never need to go far for even more activities, at the state-of-the-art GENESIS CENTRE (9 mins): Public Library, Child Care Centre, Gym, Indoor Fields, Skating, Swimming and more! Come see it today, don't miss this opportunity to call this place home!

Built in 2006

Essential Information

MLS® #	A2112531
Price	\$615,000
Sold Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,583
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	75 Saddlebrook Way Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5M8

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear, Oversized, Rear Drive

Interior

Interior Features	Bathroom Rough-in, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Lawn, No Neighbours Behind, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2024
Date Sold	May 21st, 2024
Days on Market	62

Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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