

\$605,000 - 192 Saddlebrook Circle Ne, Calgary

MLS® #A2123198

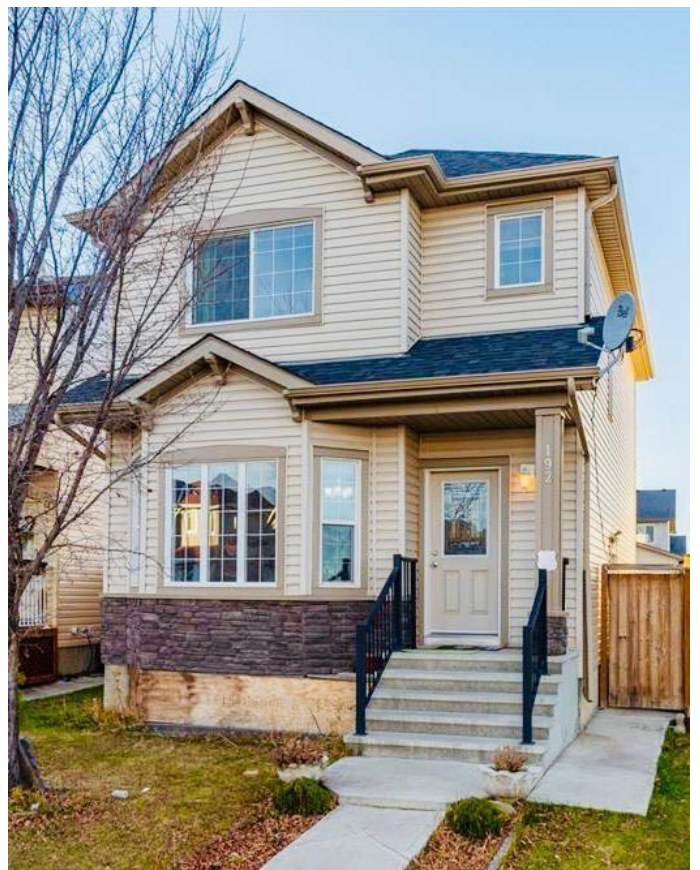
\$605,000

4 Bedroom, 4.00 Bathroom, 1,350 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to your new home in the sought-after Calgary North East, Saddleridge area, where convenience and comfort meet! This spacious property offers everything you need for modern and more. Step inside to discover a bright and airy living room, perfect for relaxing with family or entertaining guests. The main floor also features a convenient powder room, ensuring convenience for residents and visitors alike. The heart of the home lies in the well-appointed kitchen and dining area, where culinary creations come to life and memories are made around the table. Ample storage space ensures organization is effortless, making everyday living a breeze. Upstairs, you'll find three cozy bedrooms, including a master bedroom with its own ensuite full washroom, providing a private sanctuary for relaxation. With one additional common full washroom, morning routines are streamlined for everyone's comfort. But that's not all! This property also boasts a LEGAL basement unit with a separate entrance, offering added flexibility and potential rental income. The spacious bedroom comes complete with an ensuite washroom, while the open concept kitchen and living area provide a welcoming space for guests or tenants. Outside, the large lot offers plenty of space to enjoy the outdoors, with a deck for summer barbecues and enough room to build a garage in the back, fulfilling all your storage and parking needs. Beyond the property, the prime location offers easy access to all levels of schools within the



community and convenient transportation service. The nearby Genesis Center provides year-round activities including swimming, gym and fitness facilities, library services, and community events, ensuring there's always something to do close to home. Don't miss out on the opportunity to make this your new home sweet home in Saddleridge!

Built in 2010

Essential Information

MLS® #	A2123198
Price	\$605,000
Sold Price	\$605,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,350
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	192 Saddlebrook Circle Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0K2

Amenities

Parking Spaces	2
Parking	Alley Access, Gravel Driveway, Off Street, On Street

Interior

Interior Features	French Door, Laminate Countertops, Kitchen Island, Walk-In Pantry, Separate Entrance, Vinyl Flooring
Appliances	Dishwasher, Dryer, Electric Stove, Microwave
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full Bath, Living Area, Kitchen, Laundry, Storage



Exterior

Exterior Features	Playground
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2024
Date Sold	April 28th, 2024
Days on Market	11
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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