

\$529,000 - 294 Saddlebrook Circle Ne, Calgary

MLS® #A2126875

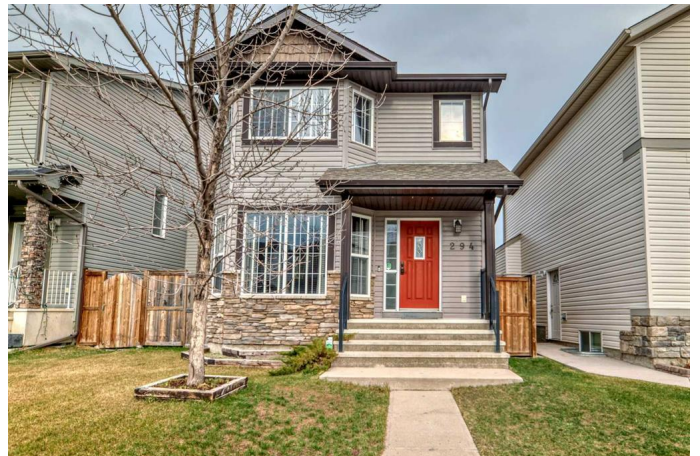
\$529,000

3 Bedroom, 2.00 Bathroom, 1,263 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

This BEAUTIFUL 2-STOREY home is a FANTASTIC OPPORTUNITY for anyone looking for a SPACIOUS and WELL-MAINTAINED PROPERTY. The house comes with an ~~ OVERSIZED DOUBLE-CAR GARAGE ~~ that is INSULATED, and WELL-LiT, making it perfect for all your storage needs. Located on a quiet street in the WELL-DEVELOPED COMMUNITY of SADDLERIDGE, this home offers GREAT AMENITIES and is MOVE-IN READY. Inside, the SPACIOUS OPEN LIVING AREA features LARGE WINDOWS that let in PLENTY of NATURAL LIGHT that gives ViBRANT ENERGY, complemented by BEAUTIFUL LAMINATE FLOORING THROUGHOUT the main area and NEAUTRAL DECOR. The SOLID MAPLE KITCHEN comes with MODERN black appliances, a gas stove, a MOVABLE EAT-UP ISLAND, and a LARGE PANTRY, providing AMPLE SPACE for ALL YOUR kitchen gadgets. You can access the HUGE DECK and FULLY FENCED YARD through the SLIDING DOOR GLASS, making it a PERFECT PLACE for RELAXATION, BBQs, entertainment, and for your KiDS TO PLAY. Upstairs, there are three LARGE BEDROOMS with DOUBLE CLOSETS in the master bedroom, plus a private full bathroom. The basement is FRAMED and ROUGHED IN for a full bath, a bedroom, and a huge family room ready for your CREATIVE TOUCHES. Located CLOSE to SCHOOLS, SHOPPING CENTERS, community centers, TRAIN



STATIONS, worship centers, and Stoney Trail
Access, this house is in a BEAUTIFUL
COMMUNITY that you and your family will
enjoy for a lifetime. It has been
WELL-MAINTAINED and is FULLY
LANDSCAPED, waiting for a new family to call
it home. It's truly one-of-a-kind and MUST BE
SEEN in PERSON to be fully appreciated.
CALL NOW FOR YOUR PRIVATE VIEWING
!!!Â Â

Built in 2007

Essential Information

MLS® #	A2126875
Price	\$529,000
Sold Price	\$540,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,263
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	294 Saddlebrook Circle Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0K2

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
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Interior

Interior Features	French Door, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 29th, 2024
Date Sold	May 3rd, 2024
Days on Market	3
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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