

# \$655,000 - 2 Saddlebrook Bay Ne, Calgary

MLS® #A2141786

## \$655,000

5 Bedroom, 4.00 Bathroom, 1,484 sqft  
Residential on 0.10 Acres

Saddle Ridge, Calgary, Alberta

Welcome Home! From the moment you walk in, you will be greeted with a living area that features charming cozy South on a quiet street. The spacious and open kitchen with centre island and a breakfast nook has plenty of storage. This pleasing main floor is complete with a Powder room and a door to the fully fenced low maintenance backyard. This home offers 3 bedrooms Upstairs, boasts 2 large bedrooms, a 4pc bathroom, upper level laundry and a large master bedroom with 3pc ensuite bathroom. This home is perfect for a small family or an investor looking to add to their rental portfolio as this property accommodates a 2 bdrm illegal suite in the basement with a separate entrance and laundry. Great for family gatherings, perfect for play structures or outdoor dining in the summer months! This big pie shaped lot. This home is ready for you. Book your private showing today.

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2141786  |
| Price      | \$655,000 |
| Sold Price | \$655,000 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,484       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2 Saddlebrook Bay Ne |
| Subdivision | Saddle Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 0B6              |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance                                                  |
| Appliances        | Dishwasher, Dryer, Electric Range, Electric Stove, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Separate/Exterior Entry, Full, Suite                                                                                |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Playground, Private Yard                                     |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                              |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 15th, 2024 |
| Date Sold   | July 3rd, 2024  |

|                |      |
|----------------|------|
| Days on Market | 17   |
| Zoning         | R-1N |
| HOA Fees       | 0.00 |

**Listing Details**

Listing Office            RE/MAX House of Real Estate

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