

\$549,000 - 23 Saddlebrook Gardens Ne, Calgary

MLS® #A2158513

\$549,000

3 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.09 Acres

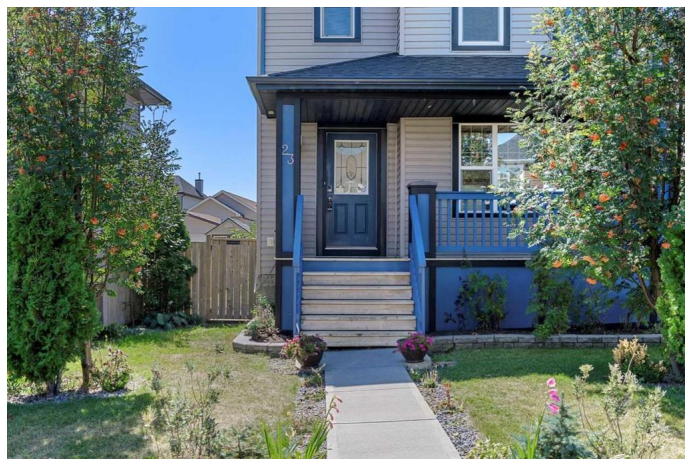
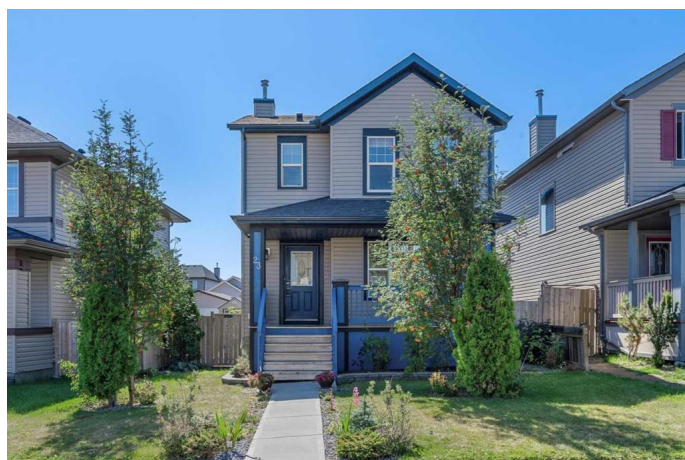
Saddle Ridge, Calgary, Alberta

Welcome to this newly painted, professionally cleaned, 3 bed, 2.5 bath starter home in the established community of Saddleridge NE. Lovely curb appeal with a concrete pathway, front garden and welcoming porch that leads you to the entrance. The open concept floor plan is suitable for every family, featuring a living room with 3-way gas fireplace, dining room and large, bright kitchen with centre island. The kitchen has a corner pantry, ample cabinet and counter space and a window overlooking the backyard and deck, great to keep an eye out for children playing in the back. The main floor is completed with a 2-pc bath tucked discreetly to the side.

From the kitchen area, step out to the sunny, south facing backyard, with huge back deck with centre area inlaid with stone, designed for a fire pit. A wonderful place to entertain family and friends or enjoy a meal. Garden area, lots of space for children to play, and large 2 pad parking area, with enough space for an RV. Paved back lane.

Heading upstairs, you will find 3 good sized bedrooms including the primary bedroom with 4-piece ensuite bathroom and walk-in closet with organizers. The other 2 bedrooms also have large closets. The main 4-pc bath and a linen cupboard complete this floor.

Laundry is located in the basement, which is partially finished with egress windows and



roughed in plumbing, awaiting your creative touch. The home also includes a new central vacuum system.

This home has all amenities within walking distance, including a bus stop, playgrounds, schools and shops for all your medical and personal needs. Don't wait, call your favourite realtor today!

Built in 2006

Essential Information

MLS® #	A2158513
Price	\$549,000
Sold Price	\$549,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,468
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	23 Saddlebrook Gardens Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5M7

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Bathroom Rough-in, Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, See Through, Three-Sided
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Garden, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Date Sold	August 27th, 2024
Days on Market	4
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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