# \$645,000 - 79 Saddlebrook Way Ne, Calgary

MLS® #A2193414

## \$645,000

5 Bedroom, 4.00 Bathroom, 1,478 sqft Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Stunning 3+2 Bedroom Detached Home with Investment Potential!

Welcome to this beautifully renovated 3+2 bedroom, 3.5 washroom detached family home, ideally located near schools, bus stops, parks, and many other amenities! This home has been upgraded with new bright lights, fresh paint, modern flooring/carpet, quartz countertops, brand-new appliances, a new hot water tank, new roof & siding creating a stylish and comfortable living space.

The potential separate entrance to the basement offers an incredible investment opportunityâ€"convert it into a legal basement suite with ease for rental income or multi-generational living! A detached garage and ample parking add extra convenience. The seller provides a current Real Property Report (RPR) with municipal compliance and everything that was damaged due to hail has been repaired.

Don't miss out on this gemâ€"perfect for families and investors! Schedule your showing today!

Built in 2005

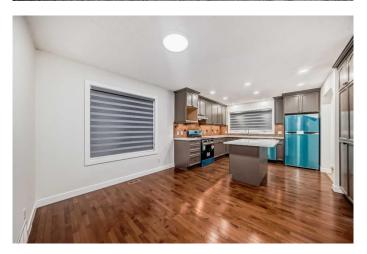
#### **Essential Information**

MLS® # A2193414 Price \$645,000

Bedrooms 5
Bathrooms 4.00







Full Baths 3 Half Baths 1

Square Footage 1,478 Acres 0.07 Year Built 2005

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 79 Saddlebrook Way Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J5M8

## **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Storage

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Playground, Storage

Lot Description Back Lane, Backs on to Park/Green Space, Low Maintenance

Landscape, No Neighbours Behind

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed February 8th, 2025

Days on Market 60 Zoning R-G

# **Listing Details**

Listing Office CIR Realty

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