

# \$504,950 - 79 Saddlebrook Common Ne, Calgary

MLS® #A2219362

**\$504,950**

4 Bedroom, 4.00 Bathroom, 1,293 sqft

Residential on 0.07 Acres

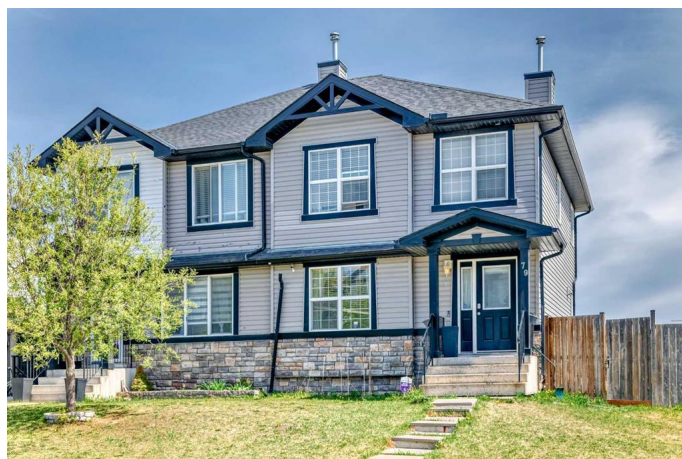
Saddle Ridge, Calgary, Alberta

OPEN HOUSE SUNDAY, JULY 6TH, 2025, BETWEEN 2:00 PM AND 4:00 PM. Discover the ideal blend of comfort and convenience in this stunning 2-story half duplex! Boasting 4 spacious bedrooms and 3.5 bathrooms, this home is fully developed to cater to all your needs. The main floor welcomes you with a bright living room, a functional kitchen, stainless steel appliances, a new dishwasher, and a dining area, complemented by a convenient half bathroom. Upstairs, enjoy the luxurious master suite featuring a walk-in closet and private ensuite, along with two additional generous bedrooms and a full bathroom. The fully developed basement offers an extra bedroom, a full bathroom, and a cozy family room. Step outside to a deck in the fully fenced backyard and a handy parking pad. Ideally located near schools, playgrounds, bus routes, C-Train stations, and shopping, this home is perfect for first-time buyers or savvy investors. Don't miss your chance to make it yours!

Built in 2007

## Essential Information

MLS® #	A2219362
Price	\$504,950
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	1,293
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	79 Saddlebrook Common Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0J6

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	May 8th, 2025
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Days on Market      59  
Zoning                R-2M

**Listing Details**

Listing Office        Grand Realty

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