

# \$480,000 - 16 Saddlebrook Place Ne, Calgary

MLS® #A2246834

**\$480,000**

3 Bedroom, 3.00 Bathroom, 1,389 sqft

Residential on 0.06 Acres

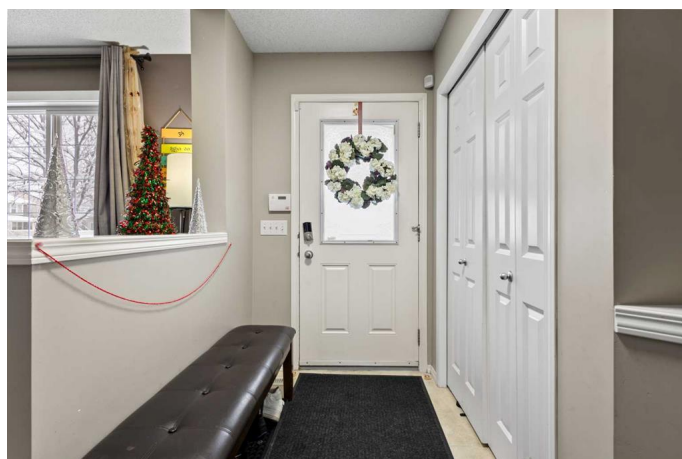
Saddle Ridge, Calgary, Alberta

Welcome to this beautifully maintained freehold semi-detached home in the vibrant community of Saddle Ridge. Offering over 1,300 sq. ft. of thoughtfully designed living space, this 3-bedroom, 2.5-bathroom home features an open-concept layout, modern finishes, and numerous upgrades including a built-in speaker system on the main floor and in the primary bedroom. The spacious kitchen flows seamlessly into the dining and living areas, making it ideal for both family living and entertaining. Upstairs, you'll find three generous bedrooms, including a primary suite with a private ensuite and walk-in closet. Enjoy outdoor living with a large, fully fenced backyard complete with a gazebo, perfect for relaxing or hosting guests, and underground sprinklers in the front yard for easy maintenance. Located minutes from schools, parks, shopping, and public transit, this move-in-ready home offers incredible value in a family-friendly neighborhood. Don't miss this opportunity—schedule your private viewing today!

Built in 2005

## Essential Information

MLS® #	A2246834
Price	\$480,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,389
Acres	0.06
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	16 Saddlebrook Place Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5M3

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Off Street, RV Access/Parking, On Street, Rear Drive

### **Interior**

Interior Features	Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings, Gas Water Heater
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Garden, Playground, Private Entrance
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, No Neighbours Behind, Street Lighting, Underground Sprinklers, Gazebo
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  August 7th, 2025

Days on Market            14

Zoning                        R-2M

### **Listing Details**

Listing Office                eXp Realty

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