

# \$449,999 - 5 Saddlebrook Common Ne, Calgary

MLS® #A2258489

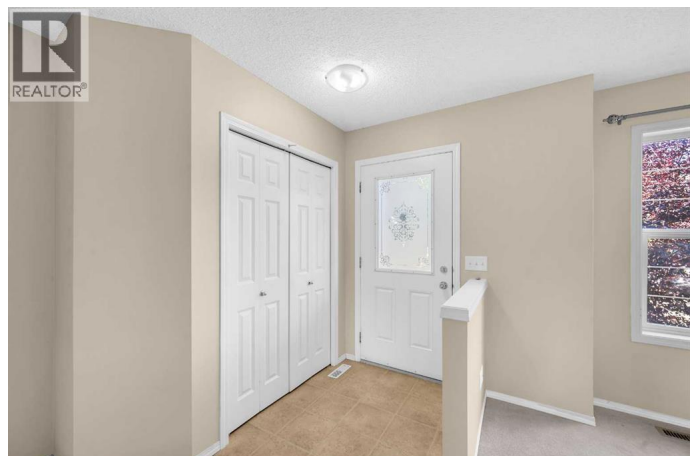
**\$449,999**

3 Bedroom, 2.00 Bathroom, 1,280 sqft  
Single Family on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautifully maintained semi-detached home ideally located near major shopping centres, schools, parks, and the C-Train station. Perfect for families and commuters alike, this home combines convenience with comfort. The main floor features a bright, open-concept design with a spacious living area, dining room, and functional kitchen—perfect for entertaining or everyday living. Fresh paint throughout gives the home a modern, turn-key feel. Carpet will be professionally dry-cleaned and replaced if required before possession, ensuring a move-in ready experience. A unique open-to-above basement design creates an airy, connected atmosphere unlike typical layouts. Large windows flood the lower level with natural light, making it feel like part of the main floor. Half the basement is already developed, while the other half includes rough-in plumbing and is ready for your vision—whether additional bedrooms, a rec room, or future development to suit your needs (subject to municipal approvals).??

Unbeatable Location: Just steps from a green space with a playground and basketball court, plus access to an extensive bike and walking path stretching for miles. Behind the home, a newly built playground offers a mini enclosed soccer field, zip line, and picnic area—perfect for families and active lifestyles. Quick access to Stoney Trail, Calgary International Airport, schools, shopping, and transit completes the package. Don't miss this rare opportunity



to own a stylish, versatile home in a vibrant, family-friendly neighborhood. Book your showing today! (id:6289)

Built in 2006

**Essential Information**

Listing #	A2258489
Price	\$449,999
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,280
Acres	0.07
Year Built	2006
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	5 Saddlebrook Common Ne
Subdivision	Saddle Ridge
City	Calgary
Province	Alberta
Postal Code	T3J5M4

**Amenities**

Amenities	Park, Schools, Shopping
Parking Spaces	2
Parking	Other, Parking Pad, Street

**Interior**

Appliances	Refrigerator, Dishwasher, Stove, Dryer
Heating	Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

**Exterior**

Exterior	Vinyl siding
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Foundation

Poured Concrete

## Listing Details

Listing Office

TREC The Real Estate Company



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