

# \$499,000 - 16 Saddlebrook Place Ne, Calgary

MLS® #A2222665

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,389 sqft

Residential on 0.06 Acres

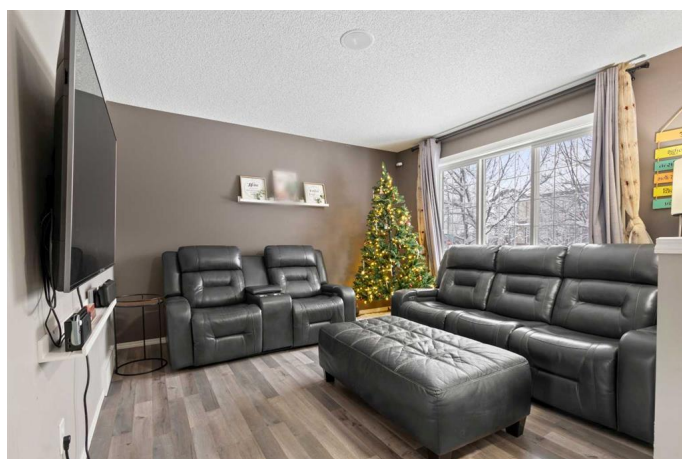
Saddle Ridge, Calgary, Alberta

Welcome to your dream home in the vibrant community of Saddle Ridge! This free hold semi-detached beauty offers over 1,300 sq. ft. of thoughtfully designed living space, featuring 3 spacious bedrooms, 2.5 bathrooms (2 full washrooms on upper floor, very rare to find!!), and a functional layout perfect for families or entertaining. From the warm, inviting interiors to the modern finishes, every detail is crafted for comfort and style. Nestled in a thriving neighborhood with schools, parks, and amenities just minutes away, this is an incredible opportunity to secure a home at a fantastic price. So many great upgrades like built in speaker system on the main floor and in master bedroom, Gazebo in backyard, U/G sprinklers at front yard just to name a few. Don't miss the Huge backyard thatâ€™s fully fenced for the kids to run. Donâ€™t let this gem slip awayâ€”schedule your viewing today!

Built in 2005

## Essential Information

MLS® #	A2222665
Price	\$499,000
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	Side by Side, 2 Storey
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, On Street, Rear Drive, RV Access/Parking

### Interior

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

### Exterior

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

### Additional Information

Date Listed	May 20th, 2025
Days on Market	66

Zoning

R-2M

## **Listing Details**

Listing Office

eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.