

# \$535,000 - 100 Saddlebrook Common Ne, Calgary

MLS® #A2224227

**\$535,000**

5 Bedroom, 4.00 Bathroom, 1,385 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautifully upgraded semi-detached home in Saddleridge, offering the perfect blend of style, comfort, and convenience. This property has been meticulously updated and is ready to impress!

From the outside, you'll notice the brand-new roof and durable Hardy siding, providing both peace of mind and striking curb appeal. Inside, the home features fresh paint throughout, brand-new vinyl flooring on the main level and in the fully renovated basement, and plush new carpets upstairs for ultimate comfort. Also the brand new windows lets in the perfect amount of Natural Light.

The spacious main floor boasts a bright and open layout, ideal for both family living and entertaining. The kitchen shines with brand-new stainless steel appliances, plenty of counter space, and a functional design. Upstairs, you'll find 2 generously sized bedrooms, and a primary bedroom with an ensuite perfect for relaxation after a long day.

The fully renovated basement is a standout feature, offering endless possibilities—use it as a recreation room, a home office, or a guest suite.

This home is situated directly across the road from a playground, steps away from a school, and just minutes to major routes like Country Hills Boulevard and Stony Trail, making your



commute effortless.

Whether you're a first-time buyer, a growing family, or an investor, this property offers incredible value and convenience. Donâ€™t miss your chance to make this stunning home your own!

Built in 2007

**Essential Information**

MLS® #	A2224227
Price	\$535,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,385
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	100 Saddlebrook Common Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0J6

**Amenities**

Parking Spaces	2
Parking	Off Street

**Interior**

Interior Features	Laminate Counters, No Animal Home, Separate Entrance, Vinyl
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	Windows, Wet Bar
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 24th, 2025
Days on Market	48
Zoning	R-2M

## Listing Details

Listing Office	Real Estate Professionals Inc.
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