

# \$574,900 - 6 Saddlebrook Gardens Ne, Calgary

MLS® #A2232434

**\$574,900**

3 Bedroom, 2.00 Bathroom, 1,484 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome home to your delightful 2-storey, 3-bedroom home nestled in the vibrant and family-friendly community of Saddle Ridge. This detached home offers a perfect blend of comfort, functionality, and style, making it an ideal choice for first-time homebuyers, growing families, or investors seeking a well-located property. The main floor features a beautiful living room with glowing natural light, a versatile kitchen with ample cabinetry and a moveable island along with an eating area, a spacious front den for your home office or kids play area, a sizeable powder room and extremely convenient main floor laundry! When you walk up the stairs to the upper level you will notice the plush and new carpet under your feet. Walk through the upper level and you will find a generously sized master bedroom with a walk in closet, the main bathroom and two additional bedrooms which are also exceptionally spacious. The basement is extremely spacious and is waiting for your personal touch so you can design it exactly how you want it to be! Enjoy morning coffee on your front porch or step out back to your rear deck and enjoy summer get togethers with friends. You'll also enjoy having an oversized double detached garage and an additional gated parking spot beside the garage for your recreation vehicle or other cars! Situated just minutes walking distance to schools and other great community features. This home is priced to sell and will not last long. View TODAY and move in before the new school year starts!



Built in 2005

## Essential Information

MLS® #	A2232434
Price	\$574,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,484
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	6 Saddlebrook Gardens Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5M6

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Dog Run
Lot Description	Back Lane, Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	67
Zoning	R-G

**Listing Details**

Listing Office	CIR Realty
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