

# \$569,900 - 194 Saddlemead Green, Calgary

MLS® #A2193526

**\$569,900**

5 Bedroom, 3.00 Bathroom, 1,301 sqft  
Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

\$60K Price Adjustment .Welcome to this beautifully designed detached home in the vibrant community of Saddleridge, NE Calgary. Offering 1,800 sq. ft. of total living space, this home boasts an open-concept layout, modern finishes, and an excellent location close to all amenities. Whether you're a growing family or an investor looking for rental potential, this home is a perfect fit! Main Floor – Open and Inviting .As you step inside, you are welcomed by a bright and spacious layout. The main floor features a flex room that can serve as a home office, guest bedroom, or study space. The open-to-below living area creates a grand and airy feel, making the home feel even more spacious. Large windows bring in plenty of natural light, enhancing the modern aesthetic. The brand-new kitchen is the heart of the home, featuring quartz countertops, stylish cabinetry, and stainless steel appliances. Whether you love to cook or entertain, this kitchen is designed to meet your needs. The main floor also includes a convenient laundry room, adding extra functionality to daily living .Upstairs, you will find three generously sized bedrooms, each capable of accommodating a king-size bed. The primary bedroom offers a comfortable retreat, while the additional two bedrooms are perfect for family members or guests. A well-appointed full bathroom completes the upper level. The fully finished basement adds incredible value to this home. a large bedroom, a full washroom, and a newly built kitchen—making it ideal for extended



family or as a potential rental income. A detached double-car garage provides ample parking and storage space, ensuring your vehicles are protected year-round. Whether you need extra storage or a workspace, this garage is a great addition to the home. Prime Location “ Everything You Need Nearby Located in the highly desirable Saddleridge community, this home is just minutes away from:

Saddletowne LRT station “ Easy access to downtown and other parts of Calgary

Schools “ Walking distance to both elementary and secondary schools

Shopping & Amenities “ Grocery stores, restaurants, and medical clinics nearby

Parks & Recreation “ Walking trails, playgrounds, and fitness centers in the area

This home offers the perfect combination of modern comfort, practicality, and location. Whether you're looking for a family home or an investment property, this is an opportunity you don’t want to miss!

For more details or to schedule a private showing, call your favorite realtor today!

Built in 2001

**Essential Information**

MLS® #	A2193526
Price	\$569,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,301
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
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### Community Information

Address	194 Saddlemead Green
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4M7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Walk-In Closet(s), Built-in Features, Granite Counters, High Ceilings, No Animal Home, Storage
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Window Coverings, Electric Range, Electric Stove, Range, Washer/Dryer
Heating	Forced Air, Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance
Lot Description	Cleared, Back Lane, Back Yard, City Lot, Close to Clubhouse, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	February 9th, 2025
Days on Market	97
Zoning	SR

### Listing Details

Listing Office	Century 21 Bravo Realty
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