

# \$489,920 - 79 Saddlebrook Common Ne, Calgary

MLS® #A2247370

**\$489,920**

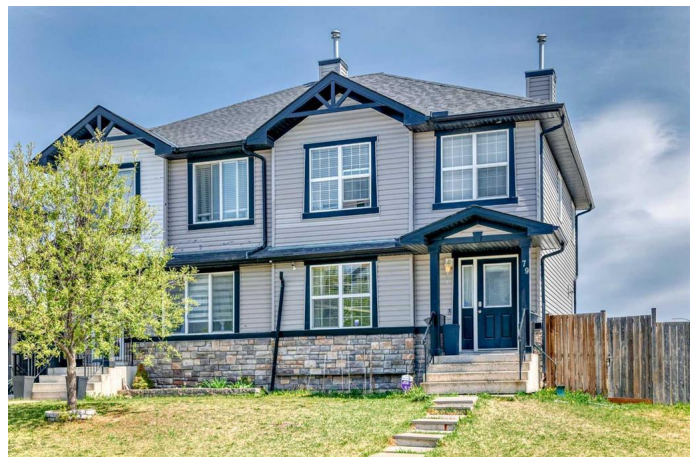
4 Bedroom, 4.00 Bathroom, 1,293 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Open House Saturday & Sunday Between 2:00 pm and 4:00 pm. This Charming 2-Story Half Duplexâ€”No Condo Fees! Welcome to this beautifully designed 2-story half duplex, fully renovated, offering an ideal blend of comfort and convenience. This spacious home features a total of 4 bedrooms and 3.5 bathrooms. Main Floor: Enter into a bright and open living area that flows seamlessly into the dining space. The kitchen is well-equipped, perfect for entertaining. A convenient half bathroom completes the main level. Upper Floor: The master suite is a true retreat, featuring a generous walk-in closet and a private ensuite bathroom. Two additional well-sized bedrooms share a full bathroom, making this layout perfect for families. Fully Finished Basement: Enjoy the additional living space with a family room, a fourth bedroom, and a full bathroom. A laundry area provides practicality for everyday living. The Sellers planing to change carpeted whole through the house before the buyers get the possession and the Buyers still able to choose the color for carpets, Outdoor Features: Relax on the deck at the back, ideal for outdoor gatherings. Offers two car parking spaces or a future garage accessed from the back lane. This half duplex is perfect for families looking for space without the burden of condo fees. Schedule a viewing today!

Built in 2007



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2247370               |
| Price          | \$489,920              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,293                  |
| Acres          | 0.07                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 79 Saddlebrook Common Ne |
| Subdivision | Saddle Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3J 0J6                  |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                          |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central                                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Playground, Private Yard, Dock |
| Lot Description   | Back Lane                      |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 58               |
| Zoning         | R-2M             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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