

# \$724,900 - 76 Saddleland Way Ne, Calgary

MLS® #A2213643

**\$724,900**

4 Bedroom, 4.00 Bathroom, 2,236 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

The stunning home in Saddle Ridge offers over 3000 square feet of developed living space including basement. This home is a great place for a large family with 4 bedrooms and 2 flex/ office rooms and 3 .5 bathrooms. Freshly painted, new carpets lin the living room and bedrooms upstairs. High ceilings on the main floor, large entry space, main floor office, kitchen with a large island, dinning room, living room with gas fireplace, 2 pce bathroom and laundry room. Upper floor features large bonus room with vaulted ceilings, master bedroom with seating area and a large bath tub and separate shower stall, walk in closet, 2 additional bedrooms and bathroom. Basement is developed with good size bedroom and e flex room, and huge rec room area, 4 pce bathroom and utility room. There is a large deck of the dinning room for relaxing. Fully fenced and landscaped backyard with a few large trees. Garage is drywalled. Located just a short walk from schools and shopping, bus stops, and playground. Its just walking distance from the LRT , restaurants ,and the Genesis Centre. This house is vacant and ready to move in.



Built in 2007

## Essential Information

MLS® # A2213643

Price \$724,900

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,236       |
| Acres          | 0.08        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 76 Saddleland Way Ne |
| Subdivision | Saddle Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 5J3              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Electric Stove, Refrigerator       |
| Heating           | Central, Natural Gas                           |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Tile                         |
| Has Basement      | Yes  |
| Basement          | Finished, Full                                 |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Landscaped, Level, Many Trees, Private, Rectangular Lot, Treed, Brush |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 17               |
| Zoning         | R-1n             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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