

# \$499,900 - 16 Saddlebrook Place Ne, Calgary

MLS® #A2254488

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,389 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

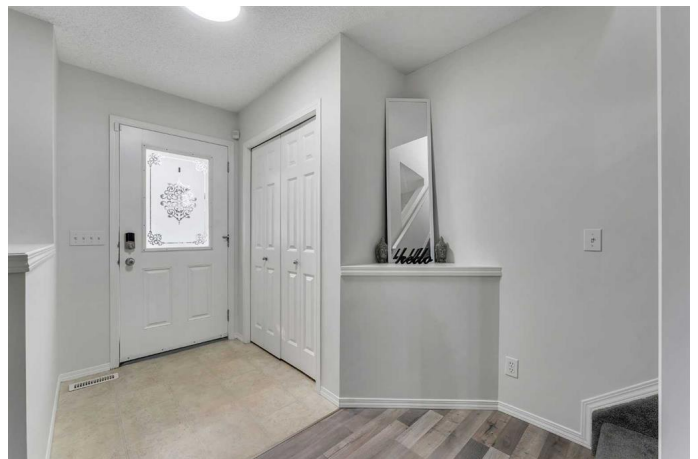
Welcome to your dream home in the vibrant community of Saddle Ridge! This beautifully maintained freehold semi-detached home offers over 1,350 sq. ft. of thoughtfully designed living space, perfect for families and first-time buyers alike. The inviting main floor features a bright and functional layout, ideal for entertaining or everyday living. Upstairs, you'll find 3 spacious bedrooms and 2.5 bathrooms—including the rare convenience of two full bathrooms on the upper level. The primary suite is complemented by modern finishes and added comfort. This home comes loaded with upgrades: Central air conditioning for year-round comfort, Freshly painted interiors with a clean, modern look, Built-in speaker system on the main floor and in the primary bedroom, Backyard gazebo, perfect for summer gatherings, Underground front-yard sprinklers for easy maintenance, A huge, fully fenced backyard for kids and pets to play freely. Located in a family-friendly neighborhood, you'll love the easy access to schools, parks, shopping, transit, and all amenities. Don't miss this opportunity to own a stylish and upgraded home in one of Calgary's most desirable communities.

Built in 2005

## Essential Information

MLS® #                      A2254488

Price                        \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,389                  |
| Acres          | 0.06                   |
| Year Built     | 2005                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 16 Saddlebrook Place Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 5M3                 |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 2                                                                  |
| Parking        | Alley Access, Off Street, On Street, Rear Drive, RV Access/Parking |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Pantry                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings, Gas Water Heater |
| Heating           | Forced Air                                                                                                                       |
| Cooling           | Central Air                                                                                                                      |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                 |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Playground, Private Entrance                                                                                                          |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Gazebo, No Neighbours Behind, Street Lighting, Underground Sprinklers, Garden |

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 13                  |
| Zoning         | R-2M                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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