

# \$499,900 - 17 Saddlebrook Common Ne, Calgary

MLS® #A2228713

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,291 sqft

Residential on 0.07 Acres

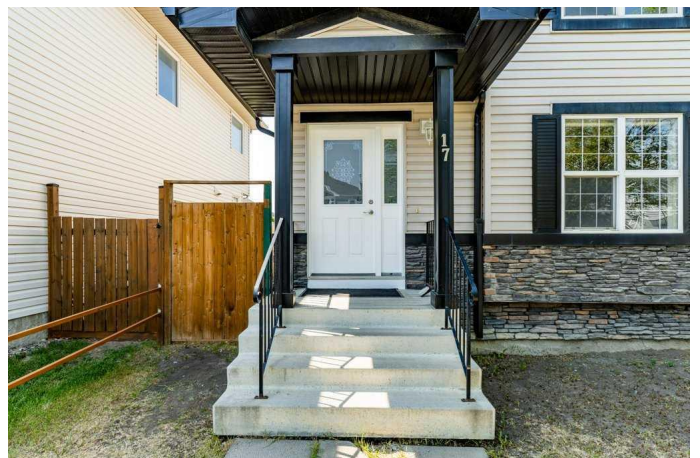
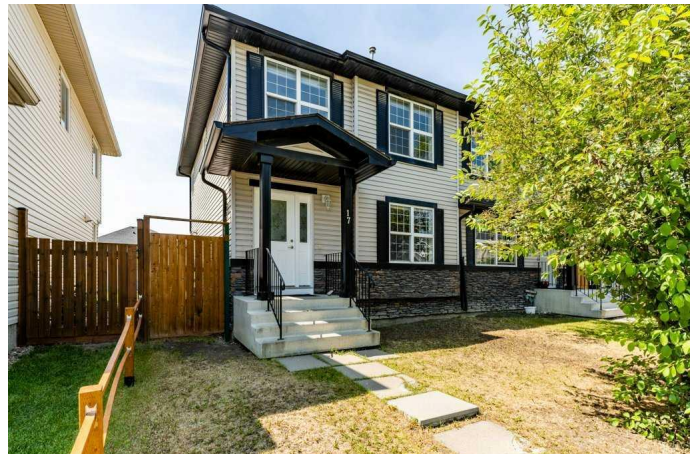
Saddle Ridge, Calgary, Alberta

Welcome to this beautifully renovated semi-detached home in the vibrant community of Saddle Ridge! Featuring 3 spacious bedrooms and 2.5 bathrooms, this home offers a bright and open-concept layout perfect for modern living. The primary bedroom includes a generous walk-in closet, providing ample storage. Recent updates add fresh appeal throughout. Conveniently located close to schools, parks, shopping centres, and public transportation—this is an ideal choice for families and first-time buyers alike. Don't miss out on this fantastic opportunity

Built in 2006

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2228713               |
| Price          | \$499,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,291                  |
| Acres          | 0.07                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |



## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 17 Saddlebrook Common Ne |
| Subdivision | Saddle Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3J 5M5                  |

## Amenities

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

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Unfinished                                                    |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 13             |
| Zoning         | R-2M           |

## Listing Details

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

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