

# \$495,000 - 16 Saddlebrook Place Ne, Calgary

MLS® #A2246834

## \$495,000

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 free hold semi-detached beauty offers over 1,300 sq. ft. of thoughtfully designed living space, featuring 3 spacious bedrooms, 2.5 bathrooms, and a functional layout perfect for families or entertaining. From the warm, inviting interiors to the modern finishes, every detail is crafted for comfort and style. Nestled in a thriving neighborhood with schools, parks, and amenities just minutes away, this is an incredible opportunity to secure a home at a fantastic price. So many great upgrades like built in speaker system on the main floor and in master bedroom, Gazebo in backyard, U/G sprinklers at front yard just to name a few. Don't miss the Huge backyard that's fully fenced for the kids to run. Don't let this gem slip away—schedule your viewing today!



Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2246834  |
| Price          | \$495,000 |
| 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, Garden, No Neighbours Behind, Street Lighting, Gazebo, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                               |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                                                            |
| Foundation        | Poured Concrete                                                                                                                               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 3                |

|                        |            |
|------------------------|------------|
| Zoning                 | R-2M       |
| <b>Listing Details</b> |            |
| Listing Office         | eXp Realty |



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