

# \$629,900 - 20 Saddlebrook Gardens Ne, Calgary

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MLS® #A2211195

**\$629,900**

4 Bedroom, 4.00 Bathroom, 1,402 sqft

Residential on 0.07 Acres

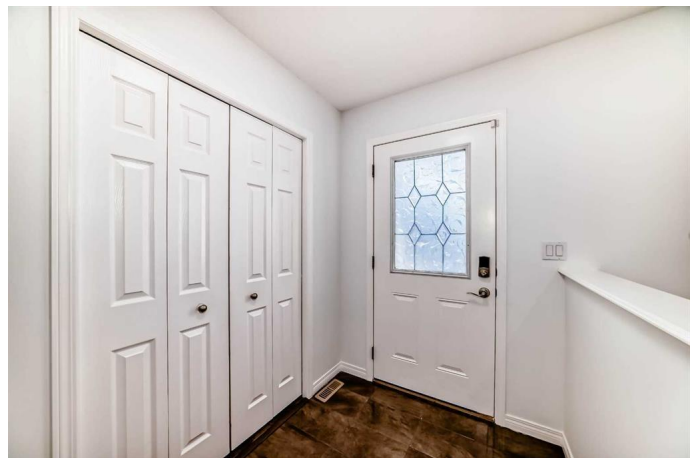
Saddle Ridge, Calgary, Alberta

Welcome to this stunning 1,400 sq. ft. two-story detached home on Saddlebrook gardens, located within the desirable Saddleridge community. The property offers a thoughtfully designed layout with separate living and family rooms on the main floor. The kitchen boasts quartz countertops, upgraded appliances, a pantry, and a bright dining area. The main floor and bathrooms feature durable LVP flooring, complemented by numerous high-quality upgrades throughout the home.

The basement includes an "illegal suite" with a separate entrance and laundry facilities, offering a spacious bedroom, a cozy den, a fully-equipped kitchen, and a full bathroom—perfect for rental income or extended family living arrangements. The upper floor features three generously sized bedrooms, including a master bedroom with a private 3-piece ensuite. Additionally, the upper floor offers the convenience of a dedicated laundry room.

The property is ideally situated within walking distance of schools, transit, shopping centres, playgrounds, and other amenities. Whether you choose to live upstairs and rent out the basement or utilize the entire home as an investment opportunity, this property is sure to impress. The house is recently painted and received new kitchen appliances.

Built in 2006



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211195    |
| Price          | \$629,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,402       |
| Acres          | 0.07        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 20 Saddlebrook Gardens Ne |
| Subdivision | Saddle Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J5M6                    |

## Amenities

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

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding                           |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 10               |
| Zoning         | R-G              |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Coldwell Banker YAD Realty |
|----------------|----------------------------|

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