

# \$659,000 - 200 Saddlebrook Circle Ne, Calgary

MLS® #A2199432

**\$659,000**

6 Bedroom, 4.00 Bathroom, 1,671 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Here is a highly functional layout, perfect for those seeking a property that offers multi-generational living space, including a rare 6 BEDROOMS AND 4 BATHS! The top floor features a master bedroom with its own private ENSUITE BATH and WALK-IN CLOSET. Additionally, there are three more bedrooms upstairs and a 3-PIECE BATH, completing the upper level. The main floor is spacious and includes a comfortable front sitting room, an UPGRADED KITCHEN with new QUARTZ COUNTERTOPS and STAINLESS STEEL APPLIANCES, as well as a spacious dining area and breakfast nook. Heading to the basement, you'll find a 2-BEDROOM, 1-BATH ILLEGAL BASEMENT SUITE with a private entrance. This space is ideal for multi-generational living or future revenue potential. With a recently REPLACED ROOF and SIDING, as well as interior renovations, this home is in excellent condition for the discerning buyer. Recent interior UPDATES and RENOVATIONS include NEW CARPET, PAINT, and COUNTERTOPS, presenting the home in a like-new condition! The SUNNY SOUTHWEST-FACING BACKYARD is fully fenced and offers private parking with ample space for a future double garage. This home has been both SMOKE-FREE and PET-FREE. Located in the premier NE community of Saddle Ridge, this property provides quick access to Stony Trail, PUBLIC TRANSIT/LRT, and the Genesis Center, as well as all levels of schools and



shopping.

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2199432    |
| Price          | \$659,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,671       |
| Acres          | 0.08        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 200 Saddlebrook Circle Ne |
| Subdivision | Saddle Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J0K8                    |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Quartz Counters, Separate Entrance, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Washer, Window Coverings         |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |

Basement Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features Private Entrance, Storage

Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 6th, 2025

Days on Market 27

Zoning RC-1

## Listing Details

Listing Office 2% Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.