

# \$709,900 - 48 Saddlebrook Landing Ne, Calgary

MLS® #A2209263

**\$709,900**

4 Bedroom, 3.00 Bathroom, 2,100 sqft  
Residential on 0.11 Acres

Saddle Ridge, Calgary, Alberta

This Beautiful Home, is lovingly maintained, loved and cared for just like Brand New, 4 Bedrooms Upstairs, plus Bonus Room, 2 ½ bath, freshly painted from main floor to 2nd floor, with SIDE ENTRANCE is situated in the heart of Saddleridge. As you enter, you will be greeted with the homy atmosphere. Gleaming hardwood and tiles on the main floor. You have your den that could do formal dining or an office. As you walk to the spacious living room, feel the open concept design and the stunning decorative fireplace and the beautiful upscale laminate countertops in the kitchen with tile backsplash with ample of Cabinetry and corner pantry. NEW upgraded Stainless-Steel Appliances, Refrigerator and Stove. You can glimpse the beauty of your surroundings in your dining area, as no houses blocking your sight on your rear view. The washer and dryer are on the main floor with a half bath as well. Going upstairs, sense the natural light going through. You have 4 Bedrooms, and a huge Bonus Room that has a door that you can use as a guest room. Master's bedroom has a 5 piece-bath with a walk-in closet, the other bedrooms have a decent size for your family to enjoy and the common 4 piece-bath. As you go down to the partially developed basement, the owner installed a 'sub-floor' so, no moisture can penetrate your flooring and not feel the cold, during winter and your basement flooring will be more even throughout in preparation for your future development. You have your



rough-in kitchen sink on the side, and also for the bathroom and some studs that have already been installed. Plus, 3 Windows are already in place. Also, a fully fence backyard and Big Lot. Close to all amenities, transportation and shopping nearby. There is also an easy access to Calgary's 138 KM Greenway that creates one of the largest pathways networks. It connects to 55 Calgary Communities, which includes Provincial Park, Frisbee Golf and other natural splendors.

Built in 2009

### **Essential Information**

MLS® #	A2209263
Price	\$709,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,100
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	48 Saddlebrook Landing Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0K4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Kitchen Island, Laminate Countertops, Home, Separate Entrance

Appliances Dishwasher, Electric Stove, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

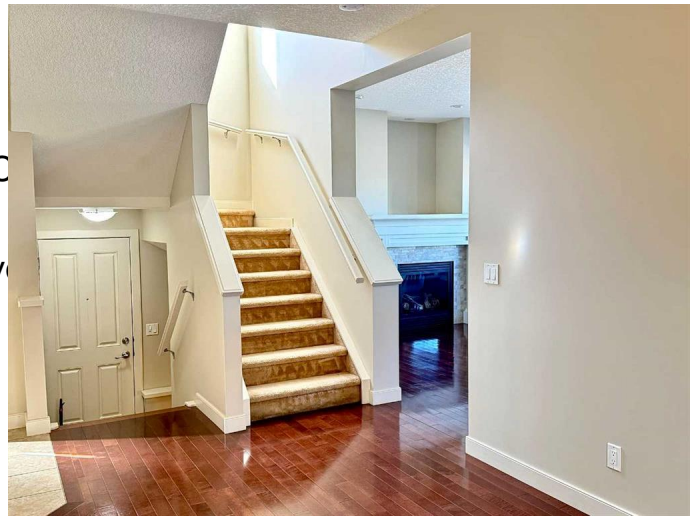
Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement Exterior Entry, Partial, Partially Finished



## Exterior

Exterior Features Garden, Playground

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed April 7th, 2025

Days on Market 12

Zoning R-G

## Listing Details

Listing Office Diamond Realty & Associates LTD.

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.