

# \$724,900 - 76 Saddleland Way Ne, Calgary

MLS® #A2213643

**\$724,900**

4 Bedroom, 4.00 Bathroom, 2,236 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

The stunning home in Saddle Ridge offers over 3000 square feet of developed living space including basement. This home is a great place for a large family with 4 bedrooms and 2 flex/ office rooms and 3 .5 bathrooms. Freshly painted, new carpets lin the living room and bedrooms upstairs. High ceilings on the main floor, large entry space, main floor office, kitchen with a large island, dinning room, living room with gas fireplace, 2 pce bathroom and laundry room. Upper floor features large bonus room with vaulted ceilings, master bedroom with seating area and a large bath tub and separate shower stall, walk in closet, 2 additional bedrooms and bathroom. Basement is developed with good size bedroom and e flex room, and huge rec room area, 4 pce bathroom and utility room. There is a large deck of the dinning room for relaxing. Fully fenced and landscaped backyard with a few large trees. Garage is drywalled. Located just a short walk from schools and shopping, bus stops, and playground. Its just walking distance from the LRT , restaurants ,and the Genesis Centre. This house is vacant and ready to move in.



Built in 2007

## Essential Information

MLS® # A2213643

Price \$724,900

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,236       |
| Acres          | 0.08        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 76 Saddleland Way Ne |
| Subdivision | Saddle Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 5J3              |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Electric Stove, Refrigerator       |
| Heating           | Central, Natural Gas                           |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Tile                         |
| Has Basement      | Yes  |
| Basement          | Finished, Full                                 |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Landscaped, Level, Many Trees, Private, Rectangular Lot, Treed, Brush |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | R-1n             |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.