

# \$762,500 - 442 Saddlecreek Way Ne, Calgary

MLS® #A2253905

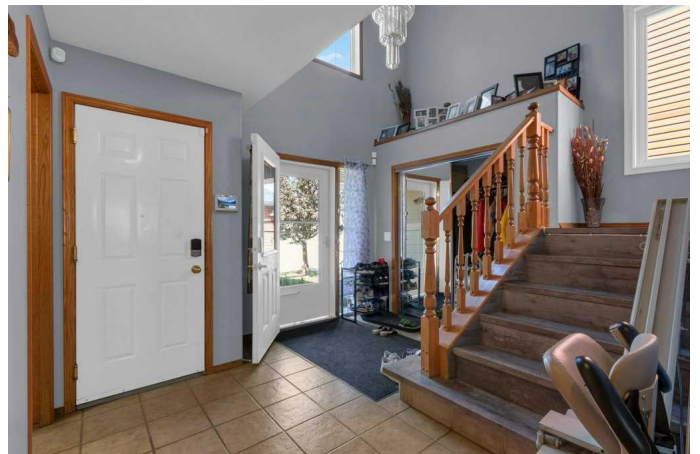
**\$762,500**

9 Bedroom, 4.00 Bathroom, 2,614 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 442 Saddlecreek Way NE, a rare opportunity in the vibrant community of Saddle Ridge. This spacious two-storey home offers a total of nine bedrooms, making it ideal for large or multigenerational families as well as investors seeking strong rental potential. The thoughtful layout includes five bedrooms on the upper level, two bedrooms on the main floor, and a bright two-bedroom illegal basement suite with a private side entrance and shared laundry. The main level features a generous kitchen with three pantries and plenty of counter space, creating the perfect gathering place for family meals and entertaining. The open living and dining areas are complemented by a cozy fireplace, while the oversized double attached garage provides additional convenience. The primary suite includes a jetted tub and separate shower, offering a private retreat within the home. Situated on a large rectangular lot with extra parking, this property is only minutes from the Saddletowne C-Train station, shopping, and community amenities. Families will appreciate having Saddle Ridge School (Kâ€“4) nearby for younger children, as well as Nelson Mandela High School (Grades 10â€“12), a modern facility serving the areaâ€™s older students. With its flexible floor plan, rental income potential, and close proximity to schools and transit, this property presents endless possibilities. Whether you are looking for a home that accommodates multiple generations or an investment with



strong returns, 442 Saddlecreek Way NE is ready to welcome its next owners.

Built in 2002

**Essential Information**

MLS® #	A2253905
Price	\$762,500
Bedrooms	9
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,614
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	442 Saddlecreek Way Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4V5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Awning(s)
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 23rd, 2025
Zoning	R-G

## Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

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.