

# \$499,900 - 16 Saddlebrook Place Ne, Calgary

MLS® #A2254488

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,389 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

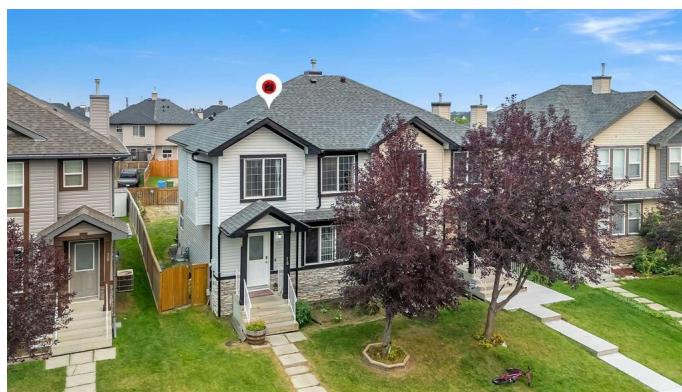
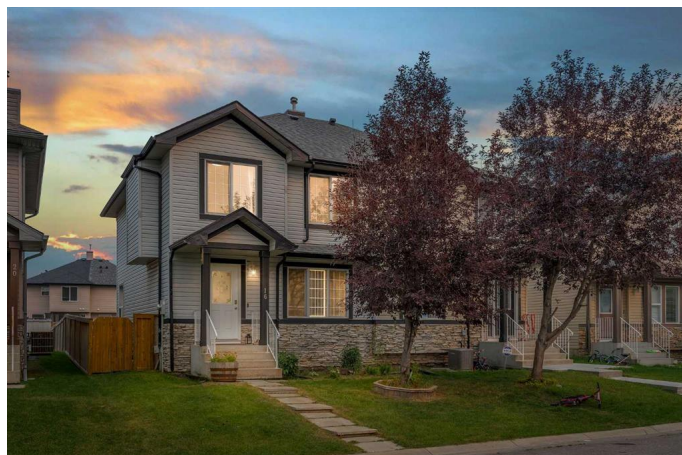
Welcome to your dream home in the vibrant community of Saddle Ridge! This beautifully maintained freehold semi-detached home offers over 1,350 sq. ft. of thoughtfully designed living space, perfect for families and first-time buyers alike. The inviting main floor features a bright and functional layout, ideal for entertaining or everyday living. Upstairs, you'll find 3 spacious bedrooms and 2.5 bathrooms—including the rare convenience of two full bathrooms on the upper level. The primary suite is complemented by modern finishes and added comfort. This home comes loaded with upgrades: Central air conditioning for year-round comfort, Freshly painted interiors with a clean, modern look, Built-in speaker system on the main floor and in the primary bedroom, Backyard gazebo, perfect for summer gatherings, Underground front-yard sprinklers for easy maintenance, A huge, fully fenced backyard for kids and pets to play freely. Located in a family-friendly neighborhood, you'll love the easy access to schools, parks, shopping, transit, and all amenities. Don't miss this opportunity to own a stylish and upgraded home in one of Calgary's most desirable communities.

Built in 2005

## Essential Information

MLS® #                    A2254488

Price                     \$499,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,389
Acres	0.06
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	16 Saddlebrook Place Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5M3

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Rear Drive, RV Access/Parking

### Interior

Interior Features	Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings, Gas Water Heater
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Garden, Playground, Private Entrance
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Gazebo, No Neighbours Behind, Street Lighting, Underground Sprinklers, Garden

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 4th, 2025
Days on Market	4
Zoning	R-2M

**Listing Details**

Listing Office	eXp Realty
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