

# \$649,500 - 22 Saddleback Road Ne, Calgary

MLS® #A2200625

**\$649,500**

4 Bedroom, 4.00 Bathroom, 1,451 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

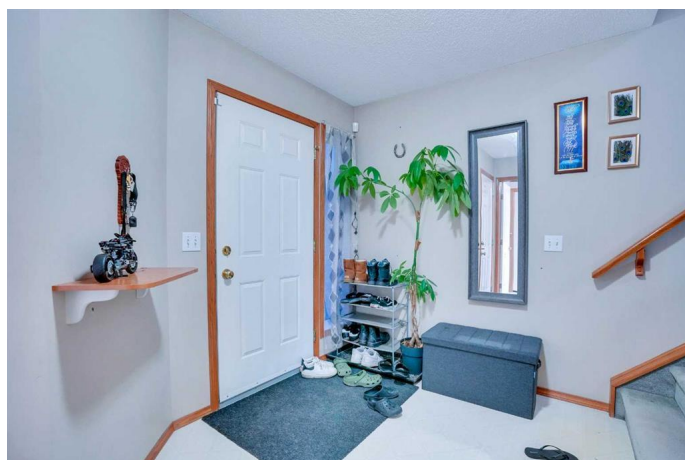
3 Bedrooms | 2.5 Bathrooms | Illegal Suite |

Welcome to this well maintained 2-storey home in the family-friendly community of Saddle Ridge! Boasting 3 generous bedrooms and 2.5 bathrooms, making it ideal for a growing family. The open-to-above living room creates a grand and inviting atmosphere with large windows and a cozy fireplace. The kitchen is functional and well-equipped, featuring light oak colored cabinetry and a peninsula island, perfect for meal prep and entertaining guests. A conveniently located powder room, along with main floor laundry.

The master suite is a true retreat, complete with a walk-in closet and its own en-suite bathroom. Two additional bedrooms provide ample space for children or guests, with an additional bathroom. This home provides functionality for everyday living. The property features an illegal suite in the lower level, offering an extra living area or space for multi-generational living.

The home is situated in a prime location, with a double attached garage, a fully fenced backyard, and easy access to nearby parks, schools, shopping, and transit. New stucco exterior was done about 4 years ago, giving the home a fresh, modern look with added durability.

This home provides the perfect combination of comfort, convenience, and potential. Whether



you're looking for a place to call home or an investment opportunity, this property is sure to check all the boxes. Don't miss out—contact us today to book your private showing!

Built in 2001

### Essential Information

MLS® #	A2200625
Price	\$649,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,451
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	22 Saddleback Road Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4K4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window

	Coverings, ENERGY STAR Qualified Dishwasher
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	1
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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