

# \$619,900 - 4 Saddlebrook Circle Ne, Calgary

MLS® #A2211013

**\$619,900**

5 Bedroom, 4.00 Bathroom, 1,629 sqft  
Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

An incredible opportunity awaits in the heart of vibrant and family-friendly Saddleridge. This beautifully appointed 5-bedroom, 3.5-bathroom home offers an exceptional blend of space, style, and flexibility—perfect for growing families or savvy buyers looking for added potential with the rare and valuable \*side entry\*. Whether you're dreaming of future rental income or a private in-law suite, the possibilities are wide open.

Inside, the open-concept layout is flooded with natural light and designed for both comfortable everyday living and effortless entertaining. The inviting living room features a cozy gas fireplace, perfect for family time or relaxed evenings at home.

The chef-inspired kitchen shines with sleek countertops, stainless steel appliances, a gas stove, and generous cabinetry. It's the ideal space for creating both meals and memories.

Upstairs, four spacious bedrooms offer privacy and comfort for the whole family, including a serene primary suite complete with a walk-in closet and spa-like ensuite—your personal retreat after a long day.

The fully finished basement expands your living space and, thanks to the separate side entrance, holds incredible potential for a secondary suite (subject to city approvals),



making it a smart investment for the future.

Step outside to enjoy a large backyard and a spacious deck with a gas hook-up, ideal for summer BBQs and weekend gatherings.

Central air conditioning ensures you're comfortable no matter the season.

Located close to parks, schools, shopping, transit, and all the amenities that make life in Saddleridge so convenient, this home checks all the boxes—style, space, functionality, and future potential.

Don't miss your chance to own this versatile and move-in ready home in one of Calgary's most connected communities. Book your showing today!

Built in 2008

### **Essential Information**

MLS® #	A2211013
Price	\$619,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,629
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	4 Saddlebrook Circle Ne
Subdivision	Saddle Ridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3J 0K1

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Kitchen Island, Pantry
Appliances	Dishwasher, Refrigerator, Washer/Dryer Stacked, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	16
Zoning	R1-N

### **Listing Details**

Listing Office	Real Broker
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