

# \$589,900 - 194 Saddlemead Green, Calgary

MLS® #A2193526

**\$589,900**

5 Bedroom, 3.00 Bathroom, 1,301 sqft  
Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautifully designed detached home in the vibrant community of Saddleridge, NE Calgary. Offering 1,800 sq. ft. of total living space, this home boasts an open-concept layout, modern finishes, and an excellent location close to all amenities. Whether you're a growing family or an investor looking for rental potential, this home is a perfect fit! Main Floor – Open and Inviting .As you step inside, you are welcomed by a bright and spacious layout. The main floor features a flex room that can serve as a home office, guest bedroom, or study space. The open-to-below living area creates a grand and airy feel, making the home feel even more spacious. Large windows bring in plenty of natural light, enhancing the modern aesthetic. The brand-new kitchen is the heart of the home, featuring quartz countertops, stylish cabinetry, and stainless steel appliances. Whether you love to cook or entertain, this kitchen is designed to meet your needs. The main floor also includes a convenient laundry room, adding extra functionality to daily living .Upstairs, you will find three generously sized bedrooms, each capable of accommodating a king-size bed. The primary bedroom offers a comfortable retreat, while the additional two bedrooms are perfect for family members or guests. A well-appointed full bathroom completes the upper level. The fully finished basement adds incredible value to this home. a large bedroom, a full washroom, and a newly built kitchen—making it ideal for extended



family or as a potential rental income. A detached double-car garage provides ample parking and storage space, ensuring your vehicles are protected year-round. Whether you need extra storage or a workspace, this garage is a great addition to the home. Prime Location â€“ Everything You Need Nearby Located in the highly desirable Saddleridge community, this home is just minutes away from:

Saddletowne LRT station â€“ Easy access to downtown and other parts of Calgary

Schools â€“ Walking distance to both elementary and secondary schools

Shopping & Amenities â€“ Grocery stores, restaurants, and medical clinics nearby

Parks & Recreation â€“ Walking trails, playgrounds, and fitness centers in the area

This home offers the perfect combination of modern comfort, practicality, and location.

Whether you're looking for a family home or an investment property, this is an opportunity you don't want to miss!

For more details or to schedule a private showing, call your favorite realtor today!

Built in 2001

## Essential Information

MLS® # A2193526

Price \$589,900

Bedrooms 5

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,301

Acres 0.07

Year Built 2001

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

### **Community Information**

Address 194 Saddlemead Green  
Subdivision Saddle Ridge  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3J4M7

### **Amenities**

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### **Interior**

Interior Features Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, Open Floorplan, Storage, Walk-In Closet(s)  
Appliances Dishwasher, Electric Range, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Range  
Heating Central, Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full, Suite

### **Exterior**

Exterior Features Private Entrance  
Lot Description Back Lane, Back Yard, City Lot, Cleared, Close to Clubhouse, Square Shaped Lot  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding  
Foundation Poured Concrete

### **Additional Information**

Date Listed February 9th, 2025  
Days on Market 56  
Zoning SR

### **Listing Details**

Listing Office Century 21 Bravo Realty

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