

# \$724,900 - 76 Saddleland Ne, Calgary

MLS® #A2213643

## \$724,900

4 Bedroom, 4.00 Bathroom, 2,236 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

The stunning home in Saddle Ridge offers over 3000 square feet of developed living space including basement. This home is a great place for a large family with 4 bedrooms and 2 flex/ office rooms and 3 .5 bathrooms. Freshly painted, new carpets lin the living room and bedrooms upstairs. High ceilings on the main floor, large entry space, main floor office, kitchen with a large island, dinning room, living room with gas fireplace, 2 pce bathroom and laundry room. Upper floor features large bonus room with vaulted ceilings, master bedroom with seating area and a large bath tub and separate shower stall, walk in closet, 2 additional bedrooms and bathroom. Basement is developed with good size bedroom and e flex room, and huge rec room area, 4 pce bathroom and utility room. There is a large deck of the dinning room for relaxing. Fully fenced and landscaped backyard with a few large trees. Garage is drywalled. Located just a short walk from schools and shopping, bus stops, and playground. Its just walking distance from the LRT , restaurants ,and the Genesis Centre. This house is vacant and ready to move in.



Built in 2007

## Essential Information

MLS® # A2213643

Price \$724,900

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,236
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	76 Saddleland Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5J3

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Landscaped, Level, Many Trees, Private, Rectangular Lot, Treed, Brush

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	1
Zoning	R-1n

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.