

# \$579,900 - 76 Saddlebrook Circle Ne, Calgary

MLS® #A2248423

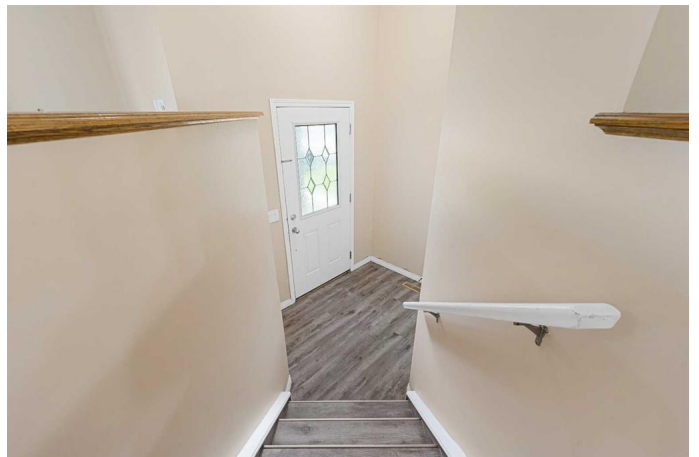
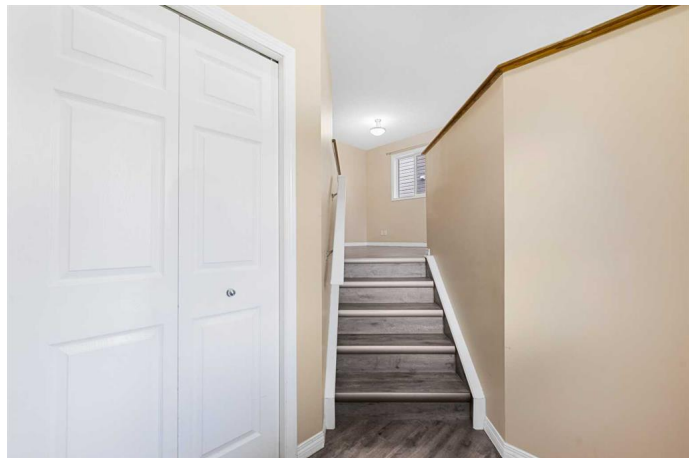
## \$579,900

5 Bedroom, 3.00 Bathroom, 1,122 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

**\*\* Open House Saturday August 16th from 1-3pm \*\*** 2 Bedroom Basement Suite(illegal) | Double Detached Garage | Alley Access | Bi-Level | 1,122 SqFt | Upper Level 3 Beds/2 Baths | Open Floor Plan | Large Windows | Gas Fireplace | Main Level Laundry | Basement Separate Entry | Basement Laundry | 2 Bedrooms | Large Basement Family Room | Fully Fenced Backyard | Concrete Patio. Welcome home to 76 Saddlebrook Circle NE, a great family home located in the heart of Saddle Ridge NE near the CBE Hugh A Bennet School. This bi-level home boasts 1,222 SqFt on the main level with an additional 1,002 SqFt as a 2 bedroom basement suite(illegal). The front door opens to a foyer with closet storage and steps up to the open floor plan main level. The living room, dining room and kitchen are an open concept with great natural light. The living room is paired with a gas fireplace for both style and comfort. The kitchen has ample cabinet storage, laminate countertops a dual basin sink and black appliances. The 3 bedrooms on the main level are all a generous size. The primary bedroom is partnered with a private 4pc ensuite bath. Bedrooms 2 & 3 share the main 4pc bath with a tub/shower combo which holds this level's stacked laundry. Downstairs, the 2 bedroom basement suite(illegal) has a separate side entry and its own laundry making it a completely independent level in this home. The basement kitchen has plenty of cabinetry above and below for all your dry



goods storage. The spacious rec room has plush carpet flooring making it a comfortable space to relax and unwind. The 2 bedrooms downstairs are both a great size and share the 4c bath. The basement also includes its own laundry, a storage room and the home's utility room. Outside is a fully fenced backyard with a concrete patio for outdoor dining. The rear double detached garage has lane access and provides you with year round parking to secure your vehicles for all seasons. Street parking is readily available at all times too! The location can't be beat; a 2 minute walk to the Hugh A Bennett CBE School and a quick drive to all amenities. Hurry and book a showing at this incredible family home today!

Built in 2008

### **Essential Information**

MLS® #	A2248423
Price	\$579,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,122
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	76 Saddlebrook Circle Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0K3

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, On Street, Alley Access, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Laminate Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	R-G

## Listing Details

Listing Office	RE/MAX Crown
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