# \$629,500 - 22 Saddleback Road Ne, Calgary

MLS® #A2200625

# \$629,500

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 outâ€"contact us today to book your private showing!

## Built in 2001

#### **Essential Information**

MLS® # A2200625 Price \$629,500

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 38

Zoning R-G

# **Listing Details**

Listing Office RE/MAX Complete Realty

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