

# \$524,900 - 427 Saddlebrook Way Ne, Calgary

MLS® #A2248432

**\$524,900**

4 Bedroom, 2.00 Bathroom, 1,182 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

(Back on the marketâ€™previous buyerâ€™s financing did not go through.) Welcome to Your Dream Home in Saddle Ridge! This beautifully maintained home offers the perfect blend of comfort, style, and convenience. Featuring a new roof, updated sidings, professionally cleaned and fresh paint on the main and upper levels, this home is truly move-in ready.

Step inside to an open floor plan living room with large windows that flood the space with natural light. The modern kitchen is equipped with stainless steel appliances and a brand-new dishwasher (to be installed), making it a perfect space for cooking and entertaining.

Upstairs the primary bedroom includes a spacious walk-in closet and a window AC unit for added comfort. Two additional bedrooms on the upper level share a well-appointed 4-piece bathroom.

The fully finished basement offers even more living space, complete with a 4th bedroom and a large recreation room, ideal for a home office, gym, or family movie nights.

Outside, enjoy the beautifully landscaped front and backyard, perfect for relaxing or entertaining guests. Located in a prime Saddle Ridge location, this home is close to public transportation, the airport, shopping centers,



schools, and playgroundsâ€”everything your family needs is just minutes away. Donâ€™t miss this fantastic opportunity to own a beautiful home in one of Calgaryâ€™s most desirable communities!

Built in 2005

### Essential Information

MLS® #	A2248432
Price	\$524,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,182
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	427 Saddlebrook Way Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J5M7

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Forced Air
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 13th, 2025
Days on Market	36
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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