

\$575,000 - 307 Saddlebrook Way Ne, Calgary

MLS® #A2260808

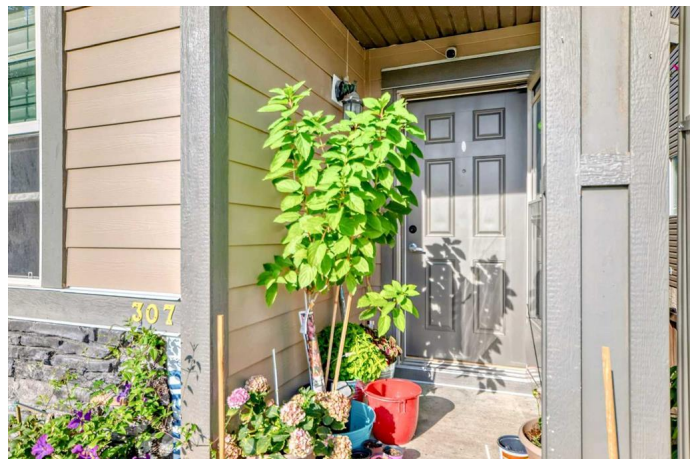
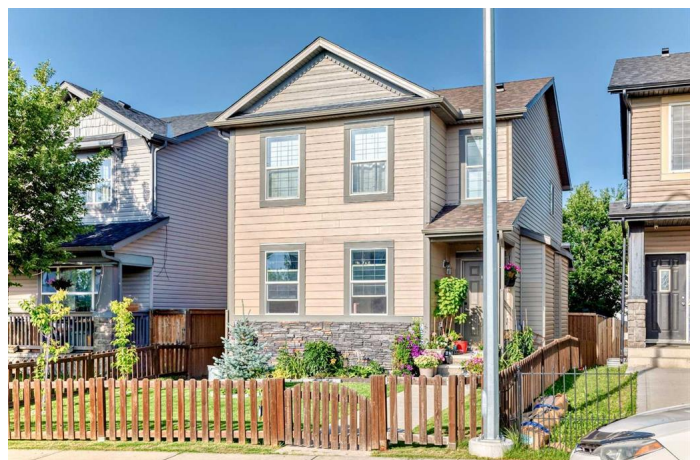
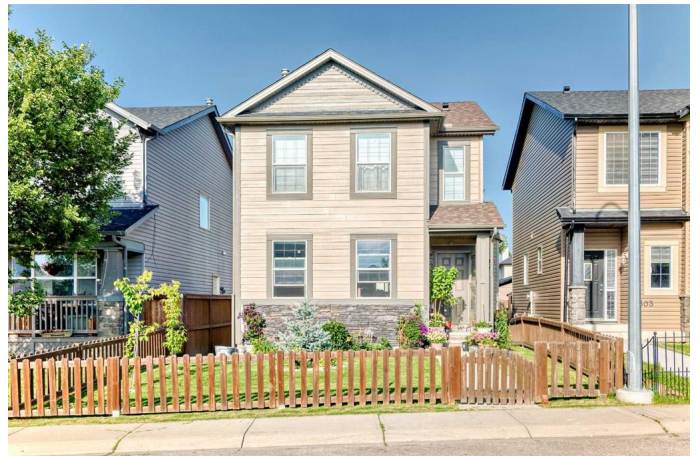
\$575,000

5 Bedroom, 4.00 Bathroom, 1,656 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this stunning detached house in Saddlebrook, boasting over 2,300 square feet of living space. The property features 3 bedrooms and 2.5 bathrooms upstairs, as well as a 2 bedroom illegal suite in basement. The main floor is designed for comfort and entertainment with a spacious living area with a cozy fireplace. The adjacent kitchen is equipped with ample storage space, a huge island and a convenient pantry. The kitchen flows seamlessly into a spacious dining area, illuminated by a beautiful chandelier. Beside the kitchen is a door leading to the backyard and a large closet serves as a practical mudroom. The upper floor is home to three generously sized bedrooms, each boasting large windows that flood the spaces with natural light. The master bedroom is complete with a 4-piece ensuite bathroom and a spacious walk-in closet. The two additional bedrooms also feature roomy walk-in closets and share a full bathroom. A convenient laundry area add to the floor's functionality. The basement illegal suite is perfect for guests or extended family, offering a spacious living area, large kitchen and two bedrooms with ample closet space. A separate laundry area is conveniently located in the basement. Stepping outside, the expansive landscaped backyard is a haven for outdoor enthusiasts, complete with a patio and a 10x10 storage shed. To add on, the roof has class 4 Nordic shingles (with 30 year warranty) which are designed for impact resistance, designed to



withstand hail and high winds. The house has hardie at the front and two sides of the shed which is known for their durability and ability to withstand extreme weather conditions. Located in the desirable community of Saddleridge, this property is just moments away from all the amenities you need. Enjoy easy access to shopping, dining, schools, public transportation and recreational facilities, making this house the perfect choice for those seeking a convenient and comfortable lifestyle.

Built in 2007

Essential Information

MLS® #	A2260808
Price	\$575,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,656
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	307 Saddlebrook Way Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0B4

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2025
Days on Market	25
Zoning	R-G

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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