

# \$489,920 - 79 Saddlebrook Common Ne, Calgary

MLS® #A2247370

**\$489,920**

4 Bedroom, 4.00 Bathroom, 1,293 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

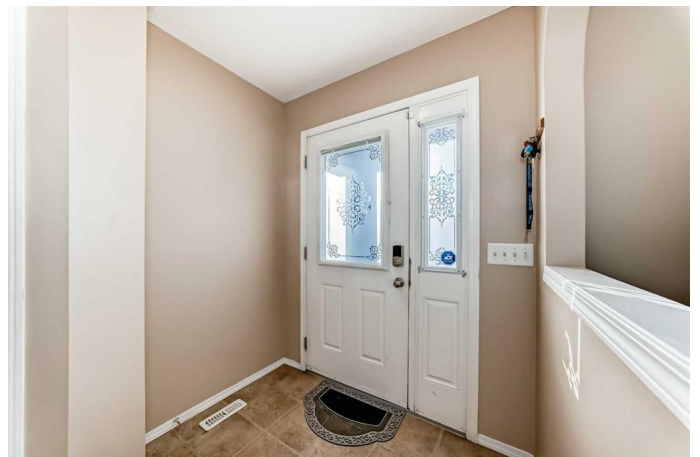
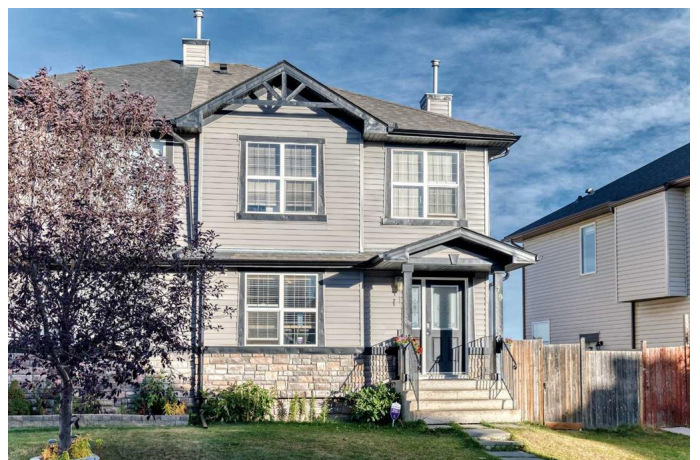
This is a charming 2-Story Half Duplex—No Condo Fees! Welcome to this beautifully designed 2-story half duplex, fully developed and newly renovated as brand-new carpets and paint, offering an ideal blend of comfort and convenience. This spacious home features a total of 4 bedrooms and 3.5 bathrooms. Main Floor: Enter into a bright and open living area that flows seamlessly into the dining space. The kitchen is well-equipped, perfect for entertaining. A convenient half bathroom completes the main level. Upper Floor: The master suite is a true retreat, featuring a generous walk-in closet and a private ensuite bathroom. Two additional well-sized bedrooms share a full bathroom, making this layout perfect for families. Fully Finished Basement: Enjoy the additional living space with a family room, a fourth bedroom, and a full bathroom. A laundry area provides practicality for everyday living. And the Outdoor Features: Relax on the deck at the back, ideal for outdoor gatherings. A garden shed and two car parking spaces, or a future garage accessed from the back lane. This half duplex is perfect for families looking for space without the burden of condo fees. Schedule a viewing today!

Built in 2007

## Essential Information

MLS® #

A2247370



|                |                        |
|----------------|------------------------|
| Price          | \$489,920              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,293                  |
| Acres          | 0.07                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 2 Storey |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 79 Saddlebrook Common Ne |
| Subdivision | Saddle Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3J 0J6                  |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                          |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove |
| Heating           | Central                                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard, Dock, Playground |
| Lot Description   | Back Lane                      |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding, Wood Frame       |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 9th, 2025  
Days on Market                65  
Zoning                              R-2M

**Listing Details**

Listing Office                    Grand Realty

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