

\$449,999 - 5 Saddlebrook Common Ne, Calgary

MLS® #A2258489

\$449,999

3 Bedroom, 2.00 Bathroom, 1,280 sqft
Residential on 0.07 Acres

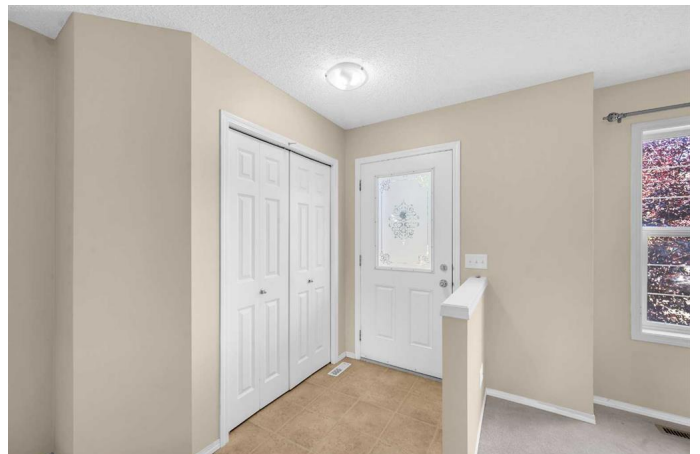
Saddle Ridge, Calgary, Alberta

Welcome to this beautifully maintained semi-detached home ideally located near major shopping centres, schools, parks, and the C-Train station. Perfect for families and commuters alike, this home combines convenience with comfort.

The main floor features a bright, open-concept design with a spacious living area, dining room, and functional kitchen—perfect for entertaining or everyday living. Fresh paint throughout gives the home a modern, turn-key feel. Carpet will be professionally dry-cleaned and replaced if required before possession, ensuring a move-in ready experience.

A unique open-to-above basement design creates an airy, connected atmosphere unlike typical layouts. Large windows flood the lower level with natural light, making it feel like part of the main floor. Half the basement is already developed, while the other half includes rough-in plumbing and is ready for your vision—whether additional bedrooms, a rec room, or future development to suit your needs (subject to municipal approvals).

?? Unbeatable Location: Just steps from a green space with a playground and basketball court, plus access to an extensive bike and walking path stretching for miles. Behind the home, a newly built playground offers a mini enclosed soccer field, zip line, and picnic area—perfect for families and active



lifestyles. Quick access to Stoney Trail, Calgary International Airport, schools, shopping, and transit completes the package.

Don't miss this rare opportunity to own a stylish, versatile home in a vibrant, family-friendly neighborhood. Book your showing today!

Built in 2006

Essential Information

MLS® #	A2258489
Price	\$449,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,280
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	5 Saddlebrook Common Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J5M4

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Parking Pad

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partially Finished, Partial

Exterior

Exterior Features	Garden, Other
Lot Description	Back Yard
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2025
Days on Market	23
Zoning	R-2M

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

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