

\$649,000 - 200 Saddlebrook Circle Ne, Calgary

MLS® #A2199432

\$649,000

6 Bedroom, 4.00 Bathroom, 1,671 sqft
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Here is a highly functional layout, perfect for those seeking a property that offers multi-generational living space, including a rare 6 BEDROOMS AND 4 BATHS! The top floor features a master bedroom with its own private ENSUITE BATH and WALK-IN CLOSET. Additionally, there are three more bedrooms upstairs and a 3-PIECE BATH, completing the upper level. The main floor is spacious and includes a comfortable front sitting room, an UPGRADED KITCHEN with new QUARTZ COUNTERTOPS and STAINLESS STEEL APPLIANCES, as well as a spacious dining area and breakfast nook. Heading to the basement, you'll find a 2-BEDROOM, 1-BATH ILLEGAL BASEMENT SUITE with a private entrance. This space is ideal for multi-generational living or future revenue potential. With a recently REPLACED ROOF and SIDING, as well as interior renovations, this home is in excellent condition for the discerning buyer. Recent interior UPDATES and RENOVATIONS include NEW CARPET, PAINT, and COUNTERTOPS, presenting the home in a like-new condition! The SUNNY SOUTHWEST-FACING BACKYARD is fully fenced and offers private parking with ample space for a future double garage. This home has been both SMOKE-FREE and PET-FREE. Located in the premier NE community of Saddle Ridge, this property provides quick access to Stony Trail, PUBLIC TRANSIT/LRT, and the Genesis Center, as well as all levels of schools and



shopping.

Built in 2009

Essential Information

MLS® #	A2199432
Price	\$649,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,671
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	200 Saddlebrook Circle Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0K8

Amenities

Parking Spaces	2
Parking	Parking Pad, Off Street

Interior

Interior Features	Breakfast Bar, Quartz Counters, Separate Entrance, Vinyl Windows, Storage
Appliances	Dishwasher, Dryer, Microwave, Washer, Window Coverings, Gas Stove
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Finished, Full, Suite, Exterior Entry

Exterior

Exterior Features Private Entrance, Storage

Lot Description Back Lane, Landscaped, Level, Back Yard, Front Yard, Interior Lot, Lawn, Low Maintenance Landscape, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 6th, 2025

Days on Market 46

Zoning RC-1

Listing Details

Listing Office 2% Realty

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.