

# \$499,950 - 79 Saddlebrook Common Ne, Calgary

MLS® #A2247370

**\$499,950**

4 Bedroom, 4.00 Bathroom, 1,293 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

OPEN HOUSE ON SUNDAY, SEPTEMBER 7TH, 2025, BETWEEN 2:00 PM & 4:00 PM

This Charming 2-Story Half Duplex—No Condo Fees! Welcome to this beautifully designed 2-story half duplex, 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. The Sellers planing to change carpeted whole through the house before the buyers get the possession and the Buyers still able to choose the color for carpets, Outdoor Features: Relax on the deck at the back, ideal for outdoor gatherings. Offers 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	\$499,950
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	2 Storey, Side by Side
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, Electric Stove, Range Hood, Refrigerator, Window Coverings, Washer/Dryer
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	27
Zoning	R-2M

**Listing Details**

Listing Office	Grand Realty
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