

# \$499,900 - 427 Saddlebrook Way Ne, Calgary

MLS® #A2248432

**\$499,900**

4 Bedroom, 2.00 Bathroom, 1,182 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

(Back on the marketâ€™ previous buyerâ€™s financing did not go through.) Welcome to Your Dream Home in Saddle Ridge! This beautifully maintained home offers the perfect blend of comfort, style, and convenience. Featuring a new roof, updated sidings, professionally cleaned and fresh paint on the main and upper levels, this home is truly move-in ready.

Step inside to an open floor plan living room with large windows that flood the space with natural light. The modern kitchen is equipped with stainless steel appliances and a brand-new dishwasher (to be installed), making it a perfect space for cooking and entertaining.

Upstairs the primary bedroom includes a spacious walk-in closet and a window AC unit for added comfort. Two additional bedrooms on the upper level share a well-appointed 4-piece bathroom.

The fully finished basement offers even more living space, complete with a 4th bedroom and a large recreation room, ideal for a home office, gym, or family movie nights.

Outside, enjoy the beautifully landscaped front and backyard, perfect for relaxing or entertaining guests. Located in a prime Saddle Ridge location, this home is close to public transportation, the airport, shopping centers,



schools, and playgroundsâ€”everything your family needs is just minutes away. Donâ€™t miss this fantastic opportunity to own a beautiful home in one of Calgaryâ€™s most desirable communities!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248432    |
| Price          | \$499,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,182       |
| Acres          | 0.07        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 427 Saddlebrook Way Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J5M7                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, |

|              |                                                       |
|--------------|-------------------------------------------------------|
|              | Washer, Window Coverings, Wall/Window Air Conditioner |
| Heating      | Forced Air                                            |
| Cooling      | Window Unit(s)                                        |
| Has Basement | Yes                                                   |
| Basement     | Finished, Full                                        |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Garden, Private Yard               |
| Lot Description   | Back Yard                          |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 71                |
| Zoning         | R-G               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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