# \$699,900 - 48 Saddlebrook Landing Ne, Calgary

MLS® #A2209263

#### \$699,900

4 Bedroom, 3.00 Bathroom, 2,100 sqft Residential on 0.11 Acres

Saddle Ridge, Calgary, Alberta

This Beautiful Home, is lovingly maintained, loved and cared for just like Brand New, 4 Bedrooms Upstairs, plus Bonus Room, 2 Å<sup>1</sup>/<sub>2</sub> bath, freshly painted from main floor to 2nd floor, with SIDE ENTRANCE is situated in the heart of Saddleridge. As you enter, you will be greeted with the homy atmosphere. Gleaming hardwood and tiles on the main floor. You have your den that could do formal dining or an office. As you walk to the spacious living room, feel the open concept design and the stunning decorative fireplace and the beautiful upscale laminate countertops in the kitchen with tile backsplash with ample of Cabinetry and corner pantry. NEW upgraded Stainless-Steel Appliances, Refrigerator and Stove. You can glimpse the beauty of your surroundings in your dining area, as no houses blocking your sight on your rear view. The washer and dryer are on the main floor with a half bath as well. Going upstairs, sense the natural light going through. You have 4 Bedrooms, and a huge Bonus Room that has a door that you can use as a guest room. Master's bedroom has a 5 piece-bath with a walk-in closet, the other bedrooms have a decent size for your family to enjoy and the common 4 piece-bath. As you go down to the partially developed basement, the owner installed a 'sub-floor' so, no moisture can penetrate your flooring and not feel the cold, during winter and your basement flooring will be more even throughout in preparation for your future development. You have your





rough-in kitchen sink on the side, and also for the bathroom and some studs that have already been installed. Plus, 3 Windows are already in place. Also, a fully fence backyard and Big Lot. Close to all amenities, transportation and shopping nearby. There is also an easy access to Calgary's 138 KM Greenway that creates one of the largest pathways networks. It connects to 55 Calgary Communities, which includes Provincial Park, Frisbee Golf and other natural splendors.

Built in 2009

## **Essential Information**

MLS® #	A2209263
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,100
Acres	0.11
Year Built	2009
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

# **Community Information**

Address	48 Saddlebrook Landing Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0K4

# Amenities

Parking Spaces	4
Parking	Double Garage Attached

### # of Garages

2

# Interior

Interior Features	Kitchen Island, No Anima
	Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Exterior Entry, Partial, Partially Finished



# Exterior

Exterior Features	Garden, Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Concrete
Foundation	Poured Concrete

# **Additional Information**

Date Listed	April 7th, 2025
Days on Market	70
Zoning	R-G

# **Listing Details**

Listing Office Diamond Realty & Associates LTD.

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