

# \$675,000 - 622 Saddlecreek Way Ne, Calgary

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MLS® #A2264247

## \$675,000

6 Bedroom, 3.00 Bathroom, 1,573 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

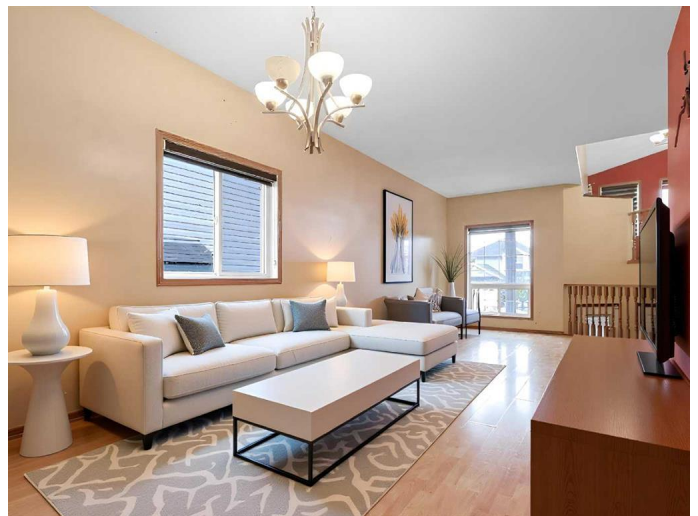
Nestled in a tranquil setting, this expansive bi-level home offers an ideal combination of comfort and convenience. Featuring a total of six bedrooms and three full bathrooms, this property is perfect for large families, those who love to entertain, or households with extended family members. The main level boasts three bedrooms, while a spacious suite (illegal) in the basement hosts three additional bedrooms, providing the perfect accommodations for multi-generational living or long-term guests. Located in a highly sought-after neighborhood, this property is just moments away from schools, lush parks, and a variety of shopping options. The serene pond at the rear of the property creates a private oasis, perfect for relaxation and enjoying nature. With its prime location, ample living space, and versatile layout, this bi-level home presents a rare opportunity for those seeking a great home in an exceptional setting. The basement suite (illegal) adds an extra layer of flexibility, making it ideal for extended family arrangements or potential rental income. Don't miss your chance to make this lovely and accommodating property your own! A "Schedule A" must accompany offers to purchase.

Built in 2001

## Essential Information

MLS® #

A2264247



|                |             |
|----------------|-------------|
| Price          | \$675,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,573       |
| Acres          | 0.09        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 622 Saddlecreek Way Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 4A3                |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 5                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |
| Waterfront     | Pond                                      |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | None                                                                                                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                   |
| Cooling           | None                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                         |
| Fireplaces        | Gas, Tile, Loft                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Finished, Full, Exterior Entry, Suite                                                                                                                     |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Storage                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt                                                                                    |
| Construction      | Brick, Stucco, Wood Frame                                                                  |
| Foundation        | Poured Concrete                                                                            |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 4                  |
| Zoning         | R-G                |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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