

# \$539,900 - 72 Saddlebrook Place Ne, Calgary

MLS® #A2228088

**\$539,900**

5 Bedroom, 4.00 Bathroom, 1,375 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

5 BEDS | 3+1 BATH | FULLY DEVELOPED BASEMENT | | OVERSIZED GARAGE | PIE LOT ON A CUL DE SAC | LVP FLOORING MAIN AND SECOND FLOOR | NEWER APPLIANCES, GAS STOVE | HUGE DECK | NO BACK NEIGHBOURS | FULLY RENOVATED!

Ideally located on a quiet cul-de-sac with no through traffic, this stunning 5 BED 4 BATH home sits on a massive, landscaped pie-shaped lotâ€”perfect for families with kids and anyone who loves gardening or outdoor entertaining. Pride of ownership is evident throughout, inside and out.

Step inside to a bright, open-concept main floor featuring brand-new luxury vinyl plank (LVP) flooring and an expansive living room that flows into a spacious dining area with large windows framing open sky views. The modern kitchen includes newer stainless steel appliances, a gas stove, quartz countertops, and a large dedicated pantry. A convenient main floor laundry room and 2-piece bathroom add to the functionality of this well-thought-out space. Walk out to a massive deck that connects directly to the oversized garageâ€”ideal for entertaining and everyday convenience.

Upstairs, you'll find more LVP flooring (no carpet anywhere), a dedicated office nook, and three large bedrooms with oversized



windows bathing each room in natural light.  
Two recently renovated full bathrooms complete the upper level with style and comfort.

The fully developed basement adds even more versatility with two additional bedrooms, a full bathroom, and a huge rec room, all with LVP flooring and tiles. The layout is ideal for converting into a legal secondary suite (subject to city approval), with a potential side entrance at ground level—no digging required.

Additional highlights include upgraded front windows, a newer hot water tank, and a location that's walking distance to bus stops in both directions, schools, parks, shopping, and restaurants. There are playgrounds nearby for families, and at the back of the house, there's a long walking track perfect for leisurely strolls

Built in 2006

**Essential Information**

MLS® #	A2228088
Price	\$539,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,375
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	72 Saddlebrook Place Ne
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Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J5M3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

### Interior

Interior Features	Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 4th, 2025
Days on Market	9
Zoning	R-2M

### Listing Details

Listing Office	URBAN-REALTY.ca
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