

# **\$649,000 - 200 Saddlebrook Circle Ne, Calgary**

MLS® #A2199432

**\$649,000**

6 Bedroom, 4.00 Bathroom, 1,671 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Here is a highly functional layout, perfect for those seeking a property that offers multi-generational living space, including a rare 6 BEDROOMS AND 4 BATHS! The top floor features a master bedroom with its own private ENSUITE BATH and WALK-IN CLOSET. Additionally, there are three more bedrooms upstairs and a 3-PIECE BATH, completing the upper level. The main floor is spacious and includes a comfortable front sitting room, an UPGRADED KITCHEN with new QUARTZ COUNTERTOPS and STAINLESS STEEL APPLIANCES, as well as a spacious dining area and breakfast nook. Heading to the basement, you'll find a 2-BEDROOM, 1-BATH ILLEGAL BASEMENT SUITE with a private entrance. This space is ideal for multi-generational living or future revenue potential. With a recently REPLACED ROOF and SIDING, as well as interior renovations, this home is in excellent condition for the discerning buyer. Recent interior UPDATES and RENOVATIONS include NEW CARPET, PAINT, and COUNTERTOPS, presenting the home in a like-new condition! The SUNNY SOUTHWEST-FACING BACKYARD is fully fenced and offers private parking with ample space for a future double garage. This home has been both SMOKE-FREE and PET-FREE. Located in the premier NE community of Saddle Ridge, this property provides quick access to Stony Trail, PUBLIC TRANSIT/LRT, and the Genesis Center, as well as all levels of schools and



shopping.

Built in 2009

**Essential Information**

MLS® #	A2199432
Price	\$649,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,671
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	200 Saddlebrook Circle Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0K8

**Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

**Interior**

Interior Features	Breakfast Bar, Quartz Counters, Storage, Vinyl Windows, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Washer, Window Coverings, Gas Stove
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement                      Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features    Private Entrance, Storage  
Lot Description        Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn,  
   Level, Private, Rectangular Lot, Low Maintenance Landscape  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation             Poured Concrete

**Additional Information**

Date Listed              March 6th, 2025  
Days on Market        62  
Zoning                    RC-1

**Listing Details**

Listing Office            2% Realty

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