

# \$749,990 - 48 Saddleland Close Ne, Calgary

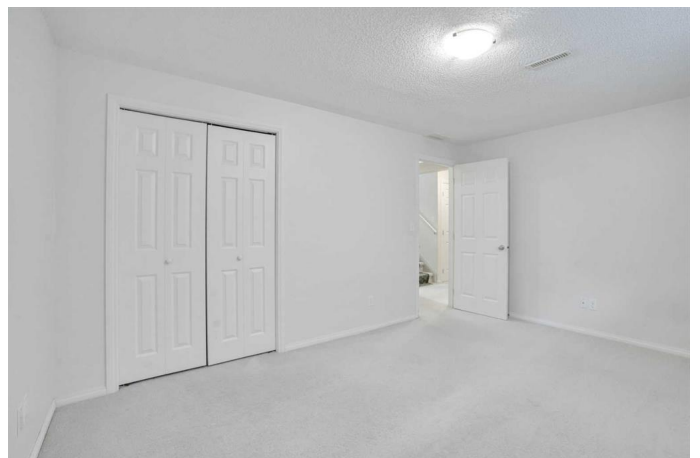
MLS® #A2236224

**\$749,990**

6 Bedroom, 4.00 Bathroom, 2,372 sqft  
Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome to the stunning 48 Saddleland Close, a remarkable home offering over 2300+. This exceptional property boasts 6 spacious bedrooms, 3.5 well-appointed bathrooms, and 2 fully equipped kitchens—truly a WOW factor! As you step into the main floor, you'll be greeted by an abundance of natural light cascading through the windows. The formal living room/flex room is perfect for entertaining or relaxing, while the cozy family room showcases a warm gas fireplace, creating an inviting atmosphere for gatherings. The chef's kitchen is a dream come true, featuring a generous island with eating space, and flows seamlessly into the charming dining area, which opens up to a magnificent full-sized deck—ideal for outdoor dining and summer BBQs. Additional highlights include a walk-through pantry, a convenient laundry room, and a stylish powder room. Venture upstairs to discover an expansive bonus room that offers endless possibilities for recreation or a home office. The upper level also accommodates 4 generously sized bedrooms, two of which share a modern full bathroom, while the master suite is a true retreat, complete with a luxurious ensuite featuring a soaker tub and an impressive walk-in closet. The fully finished basement (illegal), with its separate entrance, adds even more living space and versatility, featuring a cozy family room, a second kitchen—perfect for guests or extended family, 2 additional bedrooms, and a tastefully



designed full bathroom. Don't forget the double attached garage and the expansive three-car parking driveway, making it easy for friends and family to visit. This extraordinary home is a must-see—schedule your viewing today!

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236224    |
| Price          | \$749,990   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,372       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 48 Saddleland Close Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 5J5                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
|-------------------|---------------------------------|

|                 |                                                            |
|-----------------|------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Washer/Dryer, Window Coverings |
| Heating         | Forced Air                                                 |
| Cooling         | None                                                       |
| Fireplace       | Yes                                                        |
| # of Fireplaces | 1                                                          |
| Fireplaces      | Gas                                                        |
| Has Basement    | Yes                                                        |
| Basement        | Exterior Entry, Finished, Full                             |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Other                   |
| Lot Description   | Rectangular Lot         |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame, See Remarks |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 12             |
| Zoning         | R-G            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.