

# \$504,950 - 79 Saddlebrook Common Ne, Calgary

MLS® #A2219362

**\$504,950**

4 Bedroom, 4.00 Bathroom, 1,293 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

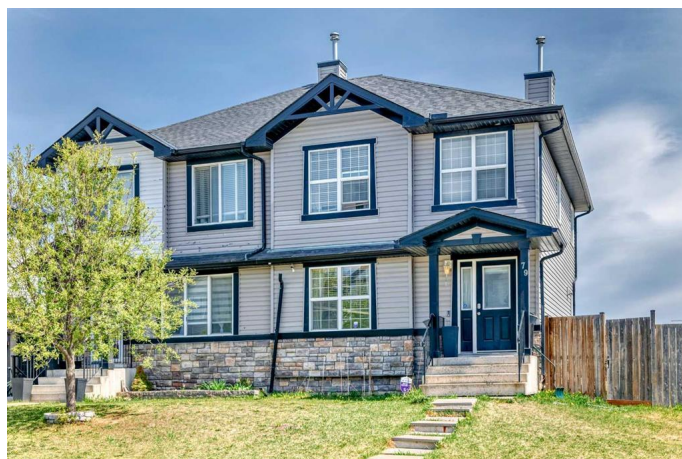
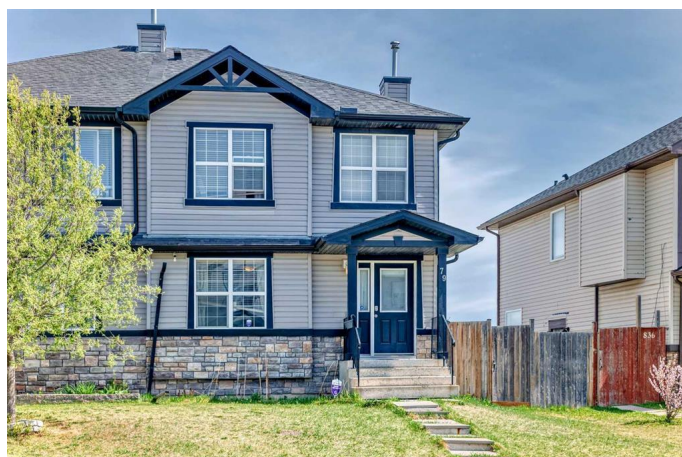
OPEN HOUSE SUNDAY, JULY 13TH, 2025, BETWEEN 2:00 PM & 4:00 PM. Charming 2-Story Half Duplex—No Condo Fees! Welcome to this beautifully designed 2-story half duplex, offering an ideal blend of comfort and convenience. This spacious home features a total of 4 bedrooms and 3.5 bathrooms. Main Floor: Enter into a bright and open living area that flows seamlessly into the dining space. The kitchen is well-equipped, perfect for entertaining. A convenient half bathroom completes the main level. Upper Floor: The master suite is a true retreat, featuring a generous walk-in closet and a private ensuite bathroom. Two additional well-sized bedrooms share a full bathroom, making this layout perfect for families. Fully Finished Basement: Enjoy the additional living space with a family room, a fourth bedroom, and a full bathroom. A laundry area provides practicality for everyday living. Outdoor Features: Relax on the deck at the back, ideal for outdoor gatherings. Offers two car parking spaces or a future garage accessed from the back lane. This half duplex is perfect for families looking for space without the burden of condo fees. Schedule a viewing today!

Built in 2007

## Essential Information

MLS® #                   A2219362

Price                     \$504,950



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,293
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	79 Saddlebrook Common Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0J6

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Dock, Playground
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	64
Zoning	R-2M

**Listing Details**

Listing Office	Grand Realty
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