

# \$649,000 - 12 Saddlebrook Link Ne, Calgary

MLS® #A2214980

## \$649,000

6 Bedroom, 4.00 Bathroom, 1,666 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Immaculate 6-Bedroom Home with 1600+ sqft with Finished Basement and Sunny Backyard. Welcome to this pristine-condition home. The main floor features both a formal living room and a cozy family room with a gas fireplace—perfect for relaxing or entertaining. Enjoy cooking in the family-sized kitchen with a bright breakfast nook and upgraded appliances. Step outside to the north-facing backyard, basking in sun throughout the day, complete with a large deck ideal for gatherings and BBQs. 4 spacious bedrooms on the upper level, including a master bedroom with a private 4-piece ensuite and walk-in closet. The fully finished basement includes a 2-bedroom illegal suite with a separate side entrance, offering fantastic potential for extended family living or rental income. Located close to all amenities—shopping, schools, parks, and transit—this home truly has it all!

Built in 2006

## Essential Information

MLS® #	A2214980
Price	\$649,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,666
Acres	0.07



Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	12 Saddlebrook Link Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0B6

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
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Days on Market	29
Zoning	R-G

**Listing Details**

Listing Office	RE/MAX iRealty Innovations
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