

# \$769,000 - 28 Saddleland Drive Ne, Calgary

MLS® #A2237518

**\$769,000**

5 Bedroom, 4.00 Bathroom, 2,414 sqft

Residential on 0.09 Acres

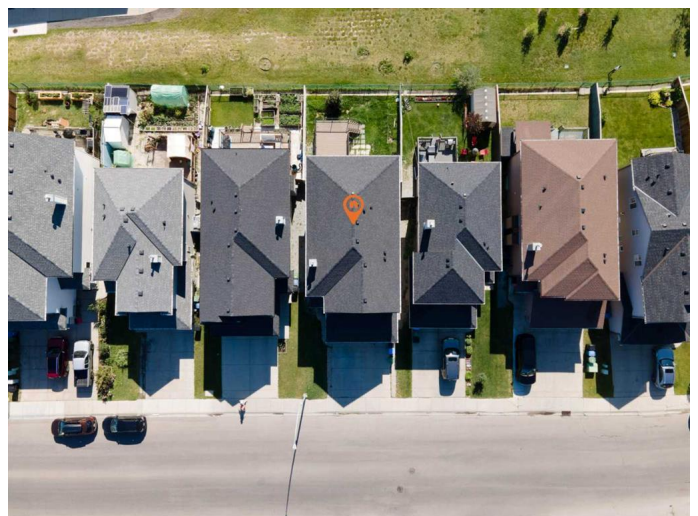
Saddle Ridge, Calgary, Alberta

Discover incredible value in this fully finished 5-bedroom detached home with a separate-entry basement suite (illegal), perfectly situated in the vibrant and family-friendly community of Saddleridge, NE Calgary. With two spacious living areas on the main floor, a large bonus room upstairs, and a front-attached double garage, this home is designed for modern family living. Enjoy scenic green space and mountain views, a cozy fireplace, central air conditioning, central vacuum, furnace-2, hot tank-2 and generous walk-in closets. The primary bedroom features a private loft retreat, adding extra comfort and charm. The large backyard with a huge deck opens directly to a playground—perfect for kids and entertaining. Two bedroom basement suite adds flexibility for extended family or guests. Located close to top schools, parks, shopping, Calgary Airport, and Stoney Trail, this is the ideal home for families looking for space, comfort, and convenience in a growing community.

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2237518  |
| Price      | \$769,000 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,414       |
| Acres          | 0.09        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 28 Saddleland Drive Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J5J3                 |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Front Drive |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Separate Entrance                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                             |
| Cooling           | Central Air                                                                                            |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Gas                                                                                                    |
| Has Basement      | Yes                                                                                                    |
| Basement          | Finished, Full                                                                                         |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Playground, Dock                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 39              |
| Zoning         | R-G             |

**Listing Details**

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

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