303 Saddlebrook Circle NE

Calgary | Active | MLS® A2345310

$559,950









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2008**	**1,472.7 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

Welcome to this beautifully appointed and freshly painted 2-storey home in the sought-after community of Saddle Ridge, where spacious living, thoughtful design, and exceptional convenience come together. The inviting main floor offers a bright and comfortable living room, a well-designed kitchen, a dedicated dining area, and a convenient half bathroom-perfect for both everyday living and entertaining. Upstairs, the impressive primary retreat features a private ensuite, complemented by two generously sized additional bedrooms, a full bathroom, and the convenience of upper-level laundry. The fully developed basement offers an illegal suite with a separate entrance, featuring a bedroom, full bathroom, kitchen, family room, and separate laundry-providing versatile space for extended family or additional living arrangements. Step outside to enjoy the deck, while the detached double garage and back-lane access add exceptional practicality. Ideally situated close to schools, playgrounds, public transit, shopping, and everyday amenities, this exceptional Saddle Ridge property offers a wonderful combination of style, space, versatility, and location. Move-in ready and freshly refreshed, this is an opportunity you won’t want to miss!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345310
Bedrooms	4
Bathrooms	4
Year Built	2008
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	1,472.7 sq. ft.
Main Level Finished Area:	713.1 sq. ft.

Upper Level Finished Area:	759.6 sq. ft.
Below Grade Finished Area:	5,773.81 sq. ft.
Acreage:	No
Lot Area:	3,175 sq. ft.
Lot Frontage:	27'2¾"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2008 (Age: 18)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0812837
Heating:	Central, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen With Eating Area · 14'1" × 9'10" ·
Main Floor	Entrance · 5'4" × 3' ·
Main Floor	Covered Porch · 9'7" × 5'1" ·
Main Floor	Dining Room · 14'9" × 9'8" ·
Main Floor	Living Room · 14'6" × 11'11" ·
Main Floor	Mud Room · 4'1" × 3'7" ·
Main Floor	Pantry · 3'11" × 3'8" ·
Main Floor	Entrance · 3'5" × 3'1" ·
Upper Level	Bedroom · 10'4" × 9'5" ·
Upper Level	Laundry · 5'5" × 2'11" ·
Upper Level	Bedroom - Primary · 14'5" × 13'2" ·
Upper Level	Walk-In Closet · 6'4" × 5'7" ·
Upper Level	Bedroom · 11'2" × 9'2" ·

Basement	Eat in Kitchen · 9'3" × 6'1" ·
Basement	Family Room · 17'10" × 9'6" ·
Basement	Laundry · 9'10" × 3'4" ·
Basement	Furnace/Utility Room · 9'3" × 8'3" ·
Basement	Bedroom · 9'8" × 8'11" ·
Basement	Storage · 8'1" × 6'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-G
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/303-saddlebrook-circle-ne-calgary-a2345310/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.