319 Saddlebrook Circle NE

Calgary | Active | MLS® A2354458

$594,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2008**	**1,594.59 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Welcome to this beautifully designed home that perfectly blends comfort and functionality. Ideally situated on a quiet street, this property offers a peaceful setting while remaining close to schools, parks, public transit, and the C-Train station. As an added bonus, there is no sidewalk alongside the property, meaning less snow shoveling and easier maintenance.
Step inside to discover a bright open-concept main floor highlighted by soaring 9-foot ceilings and a cozy central gas fireplace that creates a warm and inviting atmosphere. The well-appointed kitchen is ideal for both everyday living and entertaining, featuring a raised island with seating for four. The adjacent dining area easily accommodates a table for 6 to 8 guests, making it perfect for family gatherings and dinner parties. A convenient 2-piece bathroom completes the main level. Upstairs, vaulted ceilings in both the hallway and the primary bedroom enhance the home's spacious and airy feel. Large windows throughout flood the upper level with natural light. The generous primary retreat offers a walk-in closet and a private 4-piece ensuite. Two additional well-sized bedrooms share another full 4-piece bathroom, while the conveniently located upper-floor laundry adds everyday practicality. A SEPARATE ENTRANCE with illegal suite provides access to the fully finished basement, offering excellent flexibility for extended family living. This level features a bedroom, full 4-piece bathroom, study/den, kitchen, dining area, and living room. A rough-in for a washer and dryer is also available in the utility/storage room for added convenience.

The low-maintenance backyard is designed for relaxation and entertaining, featuring extensive poured concrete and space for gardening enthusiasts. A standout feature is the oversized double garage with dual overhead doors opening to the backyard, creating additional covered space that is perfect for outdoor gatherings and year-round enjoyment. Thoughtfully upgraded and exceptionally maintained, this move-in-ready home offers incredible value, versatility, and comfort for today's modern family. A property you'll be proud to call home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354458
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:	1,594.59 sq. ft.
Main Level Finished Area:	804.23 sq. ft.
Upper Level Finished Area:	790.36 sq. ft.
Below Grade Finished Area:	790.36 sq. ft.
Acreage:	No
Lot Area:	3,164 sq. ft.
Lot Frontage:	27'4"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
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:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Inclusions:	Storage
Restrictions:	None Known
Main Floor	Kitchen With Eating Area · 15'3" × 14'6" ·
Main Floor	Kitchen · 11'7" × 8' ·
Main Floor	Dining Room · 14'6" × 9'6" ·
Main Floor	Living Room · 14'3" × 13'8" ·
Upper Level	Bedroom · 11'7" × 9'6" ·
Upper Level	Bedroom - Primary · 14'6" × 12'7" ·

Upper Level	Bedroom · 11'2" × 9'1" ·
Basement	Living/Dining Room Combination · 17'6" × 11'7" ·
Basement	Bedroom · 12' × 9'11" ·
Basement	Furnace/Utility Room · 12' × 5'11" ·
Title to Land:	Fee Simple
Community Features:	Lake, Park, Playground, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows
Exterior Features:	Storage
Patio And Porch Features:	None
Lot Features:	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-G
Listed Date:	Nov 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/319-saddlebrook-circle-ne-calgary-a2354458/

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

Data was last updated November 23, 2026 at 04:05 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.