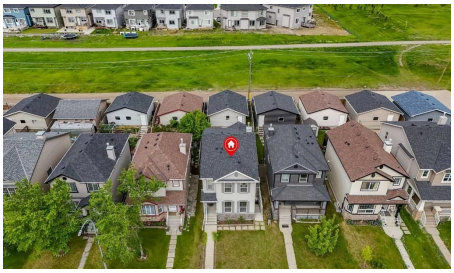
91 Saddlebrook Way NE

Calgary | Active | MLS® A2356675

$564,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2006**	**1,470 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Welcome to 91 Saddlebrook Way NE! This well-maintained home offers the perfect blend of space, comfort, and functionality. Featuring a bright and open-concept layout, the main floor boasts a spacious living area, a modern kitchen with ample cabinetry and counter space, and a dining area ideal for everyday living and entertaining. Upstairs, you'll find generously sized bedrooms, including a comfortable primary retreat. The fully finished basement provides additional living space, perfect for extended family, a recreation room, or a home office. Step outside to enjoy the fully fenced backyard, ideal for kids, pets, and summer gatherings. Conveniently located close to schools, parks, shopping, public transit, and all major amenities, this home is an excellent opportunity for first-time buyers, growing families, or investors. Don't miss your chance to make this fantastic property your new home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356675
Bedrooms	3
Bathrooms	4
Year Built	2006
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:	1,470 sq. ft.
Main Level Finished Area:	725.19 sq. ft.
Below Grade Finished Area:	664.48 sq. ft.
Acreage:	No

Lot Area:	3,218 sq. ft.
Lot Frontage:	28'1¾"
Front Exposure:	East
Unit Exposure:	East
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2006 (Age: 20)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0512147
Heating:	Forced Air
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, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes

Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	In Basement- Electric Range, Range Hood, Microwave, Refrigerator
Restrictions:	None Known
Main Floor	Dining Room · 15'1" × 9'2" ·
Main Floor	Kitchen · 13'4" × 11'2" ·
Main Floor	Living Room · 13'11" × 13'1" ·
2nd Floor	Bedroom · 10'1" × 9'3" ·
2nd Floor	Bedroom · 10'11" × 9'3" ·
2nd Floor	Bedroom - Primary · 13'8" × 13'1" ·
Basement	Den · 10'10" × 10'4" ·
Basement	Kitchen · 11'4" × 7'2" ·
Basement	Game Room · 12'11" × 12'7" ·
Basement	Furnace/Utility Room · 10'4" × 6'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home
Exterior Features:	Private Entrance
Patio And Porch Features:	None

Lot Features:	Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-1N
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/91-saddlebrook-way-ne-calgary-a2356675/

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

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