

# \$759,900 - 125 Saddlelake Green Ne, Calgary

MLS® #A2226705

## \$759,900

5 Bedroom, 4.00 Bathroom, 1,660 sqft

Residential on 0.08 Acres

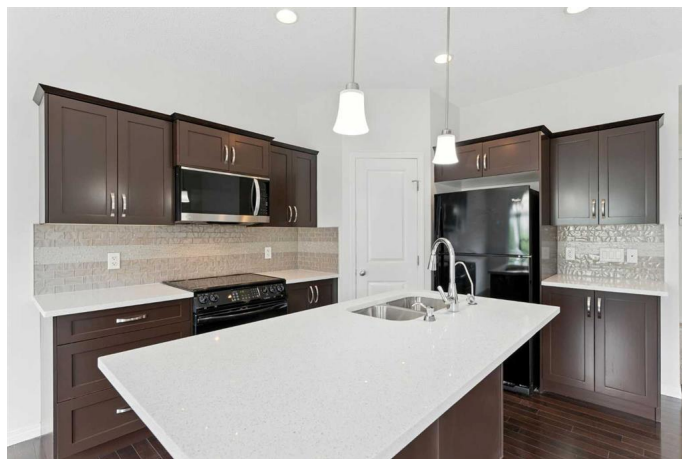
Saddle Ridge, Calgary, Alberta

Welcome Home! This beautiful 2 storey home that has a basement with a legal suite is perfect for families that need 3 bedrooms upstairs and want to use the basement for either extended family or as a rental unit. This home has just been freshened up with new countertops and bright new paint throughout. With 1660 feet above grade and a GREAT FLOOR PLAN, you have lots of room for your family to live in comfort while the spacious 2 bedroom basement SUITE with a SEPARATE ENTRANCE gives plenty of options whether you want to use it for extra room of your own or maybe you're an investor looking for a way to bring in some rental income? (Transit is close too.) The large, private, fenced backyard and deck are great for summer entertaining or relaxing. Kids? A huge greenspace and park across the street, with another one just a few blocks away. Saddle Ridge has parks, schools, shopping centers and easy access to public transit and the ring road. Find your way home or add to your investment portfolio. Call today to see it for yourself.

Built in 2012

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2226705  |
| Price     | \$759,900 |
| Bedrooms  | 5         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,660       |
| Acres          | 0.08        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 125 Saddlelake Green Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 0M7                 |

### **Amenities**

|                |  |
|----------------|--|
| Utilities      | Cable Available, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 4  |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Parking Pad   |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Vinyl Windows   |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Range, Gas Water Heater |
| Heating           | Baseboard, Electric, Forced Air, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Family Room, Gas  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Storage   |
| Lot Description   | Back Yard, Front Yard   |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame, Manufactured Floor Joist |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 48              |
| Zoning         | R-G             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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