

# \$649,900 - 106 Saddletree Drive Ne, Calgary

MLS® #A2256724

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,741 sqft

Residential on 0.01 Acres

Saddle Ridge, Calgary, Alberta

Welcome to Your New Home in Saddleridge!

Discover this beautifully maintained and fully renovated 2-storey home with an attached double garage and a fully legal basement suite, ideally located in the heart of the Saddleridge community.

Upstairs, you'll find 3 spacious bedrooms, including a primary suite with its own bathroom, an additional full bath, and a generously sized bonus room—perfect for a home office, media space, or playroom.

The main floor offers an inviting layout with a bright family room, cozy living area, and a dedicated dining space—ideal for both everyday living and entertaining. Recent updates include a brand-new roof, siding, flooring, carpet, and fresh paint throughout, giving the entire home a fresh, modern feel.

The 1-bedroom legal basement suite is a standout feature, offering a private entrance, full kitchen, bathroom, in-suite laundry, and a well-sized bedroom—perfect for rental income or multi-generational living.

Just 2 minutes™ walk to a nearby schools, Close to Saddletown Circle, Savanna Plaza, shopping, dining, and transit Easy access to major roads and community amenities. Don't miss your chance to own this move-in-ready home in one of NE Calgary's most sought-after neighborhoods!



Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256724    |
| Price          | \$649,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,741       |
| Acres          | 0.01        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 106 Saddletree Drive Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J4W9                  |

## Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 2                                                                  |
| Parking        | Alley Access, Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2                                                                  |

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters            |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Electric                                                           |
| Has Basement      | Yes                                                                |

Basement                      Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard  
Roof                      Asphalt Shingle  
Construction          Concrete, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 12th, 2025  
Days on Market        3  
Zoning                    R-G

**Listing Details**

Listing Office            PREP Realty

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