

# \$569,900 - 10 Saddlebrook Gardens Ne, Calgary

MLS® #A2260453

## \$569,900

3 Bedroom, 1.00 Bathroom, 1,090 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Beautiful and spacious home featuring a large living room with gas fireplace, three bedrooms, and a full bathroom on the main level, offering comfort and convenience for family living. The

Basement is an ILLEGAL SUITE with a private separate entrance, three additional bedrooms, a full bathroom, making it ideal for extended family or potential rental use.

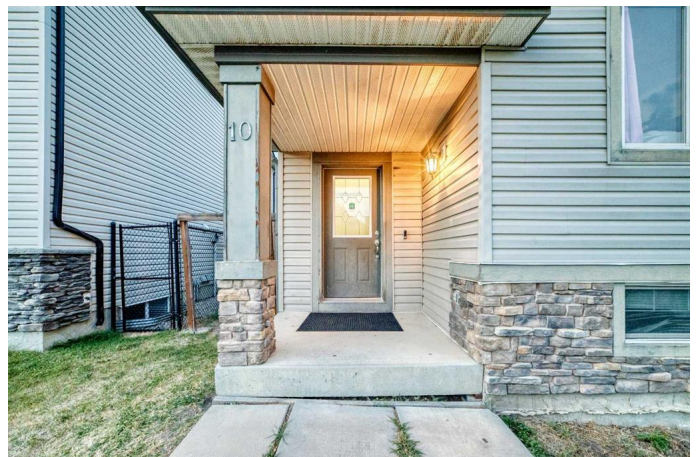
Situated in a prime and family-friendly area, this home is just steps away from schools, a bus stop, and a shopping centre, ensuring easy access to everyday amenities.

A perfect choice for large or growing families! Enjoy the flexibility of a separate basement entrance, ample living space, and an excellent location. Move-in ready and waiting for the right family to call it home.

Built in 2006

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260453    |
| Price          | \$569,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,090       |
| Acres          | 0.08        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bi-Level |
| Status | Active   |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10 Saddlebrook Gardens Ne |
| Subdivision | Saddle Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J5M6                    |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Alley Access, Off Street, On Street |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator            |
| Heating           | Floor Furnace, Natural Gas, Electric, Fireplace Insert, Wall Furnace  |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Gas, Living Room                                                      |
| Has Basement      | Yes                                                                   |
| Basement          | See Remarks                                                           |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Playground |
| Lot Description   | Back Lane, Back Yard, Landscaped           |
| Roof              | Asphalt Shingle                            |
| Construction      | Stone, Vinyl Siding, Wood Frame            |
| Foundation        | None                                       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 8                  |
| Zoning         | R-G                |

### Listing Details

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