

\$729,999 - 11 Saddlebrook Way Ne, Calgary

MLS® #A2265423

\$729,999

5 Bedroom, 4.00 Bathroom, 1,807 sqft
Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this stunning fully upgraded east-facing 2-storey home in the desirable community of Saddlebrook, perfectly situated backing onto GREENSPACE, PARK AND SCHOOL. This elegant residence features 3 bedrooms, 2.5 baths, and a professionally finished basement with a separate entry. The main floor offers a spacious, sun-filled family room and a beautifully renovated gourmet kitchen complete with granite countertops, a pantry, island, electric stove, and refrigerator. A charming dining nook overlooks the backyard, while the convenience of main floor laundry and elegant ceramic tile flooring add to the home's appeal. Upstairs, the luxurious primary suite boasts a walk-in closet and upgraded ensuite with a multifunction shower panel and glass doors. Two additional bedrooms and a generous bonus room with a cozy corner fireplace complete the upper level, which features modern laminate flooring and no popcorn ceilings. The basement provides excellent versatility with a one-bedroom plus large den setup, a full kitchen, and a 4-piece bath—ideal for extended family or rental potential (illegal suite). Outside, the yard includes quality concrete work and a 10x10 storage shed, and the heated garage is equipped with a 50,000 BTU Big Maxx Mr. Heater and Costco panel storage for optimal organization. Conveniently located near bus stops, Genesis Centre, Saddletowne C-Train Station, schools, and all major amenities, this beautifully upgraded home offers the perfect



blend of comfort, style, and functionality.
DON'T MISS THIS OPPORTUNITY FOR
OWNING THIS HOME BACKING ONTO
GREEN SPACE! BOOK YOUR SHOWING
TODAY!!!

Built in 2005

Essential Information

MLS® #	A2265423
Price	\$729,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,807
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	11 Saddlebrook Way Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5M6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage,
-------------------	---

	Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Playground, Private Entrance, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Private, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2025
Days on Market	4
Zoning	R-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.