

72 Saddlebrook Place NE
Calgary, Alberta

MLS # A2228088



\$539,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,375 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Open Floorplan, Quartz Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2M
Utilities:	-

Inclusions: None

5 BEDS | 3+1 BATH | FULLY DEVELOPED BASEMENT | | OVERSIZED GARAGE | PIE LOT ON A CUL DE SAC | LVP FLOORING MAIN AND SECOND FLOOR | NEWER APPLIANCES, GAS STOVE | HUGE DECK | NO BACK NEIGHBOURS | FULLY RENOVATED! Ideally located on a quiet cul-de-sac with no through traffic, this stunning 5 BED 4 BATH home sits on a massive, landscaped pie-shaped lot—perfect for families with kids and anyone who loves gardening or outdoor entertaining. Pride of ownership is evident throughout, inside and out. Step inside to a bright, open-concept main floor featuring brand-new luxury vinyl plank (LVP) flooring and an expansive living room that flows into a spacious dining area with large windows framing open sky views. The modern kitchen includes newer stainless steel appliances, a gas stove, quartz countertops, and a large dedicated pantry. A convenient main floor laundry room and 2-piece bathroom add to the functionality of this well-thought-out space. Walk out to a massive deck that connects directly to the oversized garage—ideal for entertaining and everyday convenience. Upstairs, you'll find more LVP flooring (no carpet anywhere), a dedicated office nook, and three large bedrooms with oversized windows bathing each room in natural light. Two recently renovated full bathrooms complete the upper level with style and comfort. The fully developed basement adds even more versatility with two additional bedrooms, a full bathroom, and a huge rec room, all with LVP flooring and tiles. The layout is ideal for converting into a legal secondary suite (subject to city approval), with a potential side entrance at ground level—no digging required. Additional highlights include upgraded front windows, a newer hot water tank, and a location that's walking distance to bus stops in both directions, schools, parks,

shopping, and restaurants. There are playgrounds nearby for families, and at the back of the house, there's a long walking track perfect for leisurely strolls