

# \$769,000 - 8 Saddlebrook Landing Ne, Calgary

MLS® #A2199857

**\$769,000**

7 Bedroom, 4.00 Bathroom, 2,107 sqft  
Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Discover the perfect blend of modern elegance and natural beauty in this exceptional Saddlebrook home. Boasting approximately 2,107 sq. ft. of bright and airy open-concept living space, this west-facing property offers breathtaking views of the adjacent green space, walking path, and tranquil water pond.

Ideal for growing families, this spacious home features 7 generously sized bedrooms and 3.5 bathrooms, providing plenty of room for relaxation, entertainment, and everyday living. The walkout basement adds versatility and potential, while the sun-soaked west-facing backyard enhances the home's charm, making it perfect for enjoying Calgary's stunning sunsets.

This rare find is an incredible opportunity for buyers looking to secure their dream home in a highly desirable location. Don't miss out on this gem—reach out today for more details!

Built in 2009

## Essential Information

MLS® #	A2199857
Price	\$769,000



Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,107
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	8 Saddlebrook Landing Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0L5

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Separate Entrance
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Playground, Private Entrance
Lot Description	Back Yard, Cul-De-Sac, Backs on to Park/Green Space, Lake
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Asphalt
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	25
Zoning	R-G

### **Listing Details**

Listing Office          Diamond Realty & Associates LTD.

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