

# \$699,999 - 15 Saddletree Drive Ne, Calgary

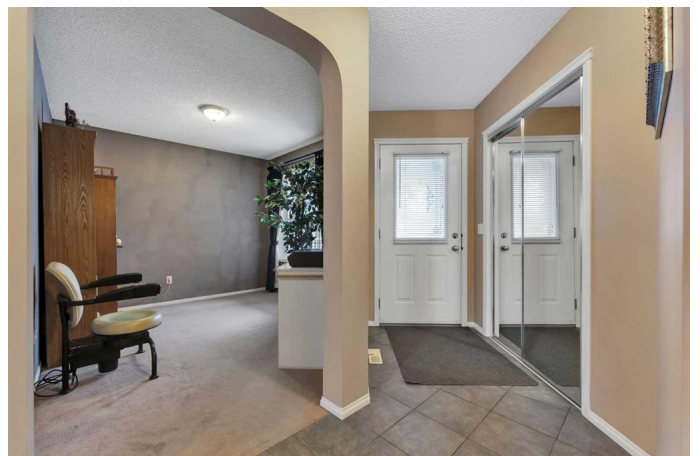
MLS® #A2250347

**\$699,999**

5 Bedroom, 4.00 Bathroom, 2,053 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

ALMOST 2,900 SF OF LIVING SPACE | FORMER SHOWHOME | ACROSS GREEN SPACE AND SCHOOLS | VERY WELL-MAINTAINED HOME | NEW ROOF | NEW SIDING | NEW KITCHEN COUNTER TOP. Welcome to 15 Saddletree Drive NE, a beautifully maintained residence nestled in the desirable community of Saddle Ridge. This 2-storey detached house boasts 5 bedrooms 3.5 bathroom, a double heated attached garage. The layout was perfectly designed and once used to be a show home. As you step inside, you'll be greeted by a cozy living area with a fireplace, large windows, connecting with kitchen and dining area, the walls was painted in designer color. Floor is well-maintained with hardwood, tile and carpet. The main level includes an office, a convenient half bath and a dedicated laundry area, enhancing functionality for daily living. Upstairs, you'll find three well-appointed bedrooms, including a master suite complete with an ensuite bathroom and a walk-in closet. The additional bedrooms are perfect for family, guests, or a home office. The basement has been fully developed with 2 more bedrooms and one full bathroom and another rec/living room adding extra space for your family. Outside is the private yard ideal for relaxation, play or summer barbecue. This home is situated in a convenient location where the bus stop is just at your doorstep, the Saddletowne C-train station is just 1km away, playground and schools are within walking



distance. Don't miss your chance to own this charming home at 15 Saddletree Drive NE—where comfort meets convenience!

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250347    |
| Price          | \$699,999   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,053       |
| Acres          | 0.08        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 15 Saddletree Drive Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 5C7                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                        |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                            |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 25                |
| Zoning         | R-G               |

## Listing Details

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

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