

# **\$659,900 - 331 Saddlebrook Way Ne, Calgary**

MLS® #A2216323

**\$659,900**

5 Bedroom, 3.00 Bathroom, 1,161 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Don't miss the opportunity to own this HUGE 1160.7 SF and exceptionally well maintained Bi-Level home which has a illegal suite with Separate Entry and separate laundry for both levels.

The property features a total of 6 ample sized bedrooms, 3 bathrooms, illegal basement suite, and a parking space in the backyard. As soon as you enter the house and ascend to the upper level you are treated to a wonderfully bright living area which leads to the dining area and kitchen in an open-concept layout. On this level, discover the large master suite with 4-piece ensuite and a generous sized Walk-in closet. Additional 2 bedrooms and a 4-piece bathroom complete the main level.

Downstairs is a illegal suite which has a separate entry and features massive windows

that ensure the lower level is just as bright as the upper! Also, on this level you will find, 3 good sized bedrooms, a big large living room, kitchen, a full 4-piece bathroom and a functional kitchen.

Located in well established community of Saddleridge and close to public transportation, several schools, Lakes and playgrounds.

You won't find this kind of huge Bilevel house easily in market. Call to book your private viewing today.

Built in 2006



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216323    |
| Price          | \$659,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,161       |
| Acres          | 0.07        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 331 Saddlebrook Way Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 5M7                |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | Other                                                   |
| Has Basement      | Yes                                                     |
| Basement          | Exterior Entry, Suite, See Remarks                      |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

Foundation                      Poured Concrete

### **Additional Information**

Date Listed                      April 30th, 2025

Days on Market                1

Zoning                             R-1N

### **Listing Details**

Listing Office                    URBAN-REALTY.ca



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