

# \$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 | 1                  |
| Zoning         | R-G                |

## Listing Details

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

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