$769,999 - 70 Saddletree Drive Ne, Calgary

MLS® #A2225720

$769,999
6 Bedroom, 4.00 Bathroom, 2,272 sqft
Residential on 0.10 Acres

Saddle Ridge, Calgary, Alberta

OPEN HOUSE THIS SUNDAY- JUNE 1st from 2:30pm-6pm. EVERYONE IS WELCOME. PLEASE CHECK OUT THE 3D TOUR . Welcome to 70 Saddletree Drive NE. This IMMACULATE home is being listed for the first time from the ORIGINAL OWNERS. House offers 6 BEDROOMS (5 beds UP- 1 bed DOWN), 3.5 BATHROOMS in total, DBL. CAR garage ATTACHED, FULLY FINISHED BASEMENT with a SEPARATE entrance, FENCED BACKYARD and much more. This WELL LIT home sitting on a HUGE CORNER LOT offers tons of features to the new family/buyers. Upon entering the MAIN floor you will find a SEPARATE living room and a family area, 1/2 bathroom, 9 Ft CEILINGS throughout the main floor, ROUNDED Corners, pantry for extra storage, 2 closets, great size kitchen with GRANITE COUNTERTOPS (NOTE: Granite in the kitchen and in all bathrooms including basement), STAINLESS steel appliances (NOTE: some of the S.S. appliances are around 1 year old only), Dining area that leads to a beautiful backyard that's perfect for large gatherings, get togethers and bbq's. SECOND floor has 5 bedrooms, an office (NOTE: Office still has rough in for WASHER/DRYER, so you can have 2 laundries 1 in the basement and 1 on 2nd floor) and full bathrooms are also on the second level. Basement is FULLY DEVELOPED/FINISHED with a SEPARATE ENTRANCE, bedroom, upgraded washroom, laundry room with sink. The LOW

MAINTENANCE backyard is FULLY FENCED and is beautifully landscaped. House is 5 to 10 steps away from the PETER LOUGHEED MIDDLE SCHOOL for grades 5-9. This house is EXTREMELY WELL KEPT, has 2 FURNACES, NEW ROOF, NEW SIDINGS, NEW DOWNSPOUTS AND SHOWS 10/10. Please book your showings today.YOU WON'T BE DISAPPOINTED.

Built in 2010

Essential Information

MLS® #	A2225720
Price	$769,999
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,272
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	70 Saddletree Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5M2

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Playground, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Paved, Rectangular Lot, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2025
Days on Market	6
Zoning	R-G

Listing Details

Listing Office	Diamond Realty & Associates LTD.

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