

# \$749,990 - 48 Saddleland Close Ne, Calgary

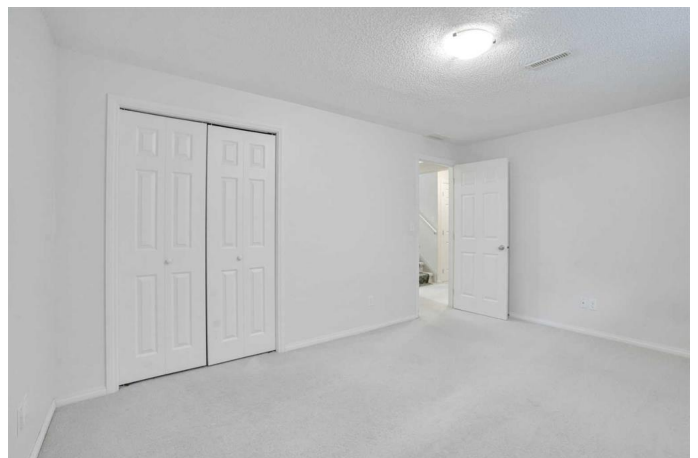
MLS® #A2236224

**\$749,990**

6 Bedroom, 4.00 Bathroom, 2,372 sqft  
Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome to the stunning 48 Saddleland Close, a remarkable home offering over 2300+. This exceptional property boasts 6 spacious bedrooms, 3.5 well-appointed bathrooms, and 2 fully equipped kitchens—truly a WOW factor! As you step into the main floor, you'll be greeted by an abundance of natural light cascading through the windows. The formal living room/flex room is perfect for entertaining or relaxing, while the cozy family room showcases a warm gas fireplace, creating an inviting atmosphere for gatherings. The chef's kitchen is a dream come true, featuring a generous island with eating space, and flows seamlessly into the charming dining area, which opens up to a magnificent full-sized deck—ideal for outdoor dining and summer BBQs. Additional highlights include a walk-through pantry, a convenient laundry room, and a stylish powder room. Venture upstairs to discover an expansive bonus room that offers endless possibilities for recreation or a home office. The upper level also accommodates 4 generously sized bedrooms, two of which share a modern full bathroom, while the master suite is a true retreat, complete with a luxurious ensuite featuring a soaker tub and an impressive walk-in closet. The fully finished basement (illegal), with its separate entrance, adds even more living space and versatility, featuring a cozy family room, a second kitchen—perfect for guests or extended family, 2 additional bedrooms, and a tastefully



designed full bathroom. Don't forget the double attached garage and the expansive three-car parking driveway, making it easy for friends and family to visit. This extraordinary home is a must-see"schedule your viewing today!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236224    |
| Price          | \$749,990   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,372       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 48 Saddleland Close Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 5J5                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
|-------------------|---------------------------------|

|                 |                                                            |
|-----------------|------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, 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 | Other                   |
| Lot Description   | Rectangular Lot         |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame, See Remarks |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 32             |
| Zoning         | R-G            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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