

# \$730,000 - 42 Saddleland Crescent Ne, Calgary

MLS® #A2214012

**\$730,000**

5 Bedroom, 5.00 Bathroom, 1,412 sqft  
Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this Stunning Open-Concept Bungalow in the Family-Oriented Community of Saddle Ridge, This exceptional home offers 5 bedrooms and 4.5 bathrooms, providing ample space for your family's needs. Two of the bedrooms feature private en-suite bathrooms, providing added comfort and convenience.

As you steps into the the bright foyer, followed by an open floor plan seamlessly blends the living, dining, and kitchen areas, creating an inviting atmosphere for both relaxing and entertaining with family and friends. Upstairs, you'll find a spacious master bedroom with its own en-suite bathroom and a walk-in closet, providing a private retreat for rest and relaxation. There are also two additional good-sized bedrooms that can easily be transformed into home offices or adapted to suit your needs.

For added privacy and functionality, the walk-up basement features a separate entrance and a fully equipped separate kitchen, ideal for extended family living, guests, or potential rental opportunities. The basement also provides ample space for additional bedrooms or recreation areas, offering endless possibilities to suit your lifestyle.

Step outside to your private, fenced yard, a perfect retreat for family gatherings or a quiet place to relax and enjoy the outdoors.



Complete with a double attached garage, this home offers both convenience and plenty of storage space. Located in a vibrant community close to parks, schools, and amenities, this bungalow truly combines comfort, versatility, and prime location. Home is complete with newer water tank, New roof, and new paint, don't miss this rare opportunity of owning a bungalowâ€”schedule a showing today and see for yourself what makes this home so special!

Built in 2008

**Essential Information**

MLS® #	A2214012
Price	\$730,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,412
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	42 Saddleland Crescent Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J5K5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Bookcases, Granite Counters, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features Private Yard, Storage

Lot Description Back Yard, Backs on to Park/Green Space, City Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed April 23rd, 2025

Days on Market 13

Zoning R-G

### Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.