

# \$685,000 - 106 Saddletree Drive Ne, Calgary

MLS® #A2237089

**\$685,000**

4 Bedroom, 4.00 Bathroom, 1,741 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome to Your New Home in Saddleridge!

Discover this beautifully maintained and fully renovated 2-storey home with an attached double garage and a fully legal basement suite, ideally located in the heart of the Saddleridge community.

Upstairs, you'll find 3 spacious bedrooms, including a primary suite with its own bathroom, an additional full bath, and a generously sized bonus room—perfect for a home office, media space, or playroom.

The main floor offers an inviting layout with a bright family room, cozy living area, and a dedicated dining space—ideal for both everyday living and entertaining. Recent updates include a brand-new roof, siding, flooring, carpet, and fresh paint throughout, giving the entire home a fresh, modern feel.

The 1-bedroom legal basement suite is a standout feature, offering a private entrance, full kitchen, bathroom, in-suite laundry, and a well-sized bedroom—perfect for rental income or multi-generational living.

Just 2 minutes—™ walk to a nearby schools, Close to Saddletown Circle, Savanna Plaza, shopping, dining, and transit Easy access to major roads and community amenities.

Don't miss your chance to own this move-in-ready home in one of NE Calgary's most sought-after neighborhoods!



Built in 2003

## Essential Information

MLS® #	A2237089
Price	\$685,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,741
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	106 Saddletree Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4W9

## Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement	Exterior Entry, Finished, Full
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## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	53
Zoning	R-G

## Listing Details

Listing Office	PREP Realty
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