

# \$715,000 - 409 Saddlelake Drive Ne, Calgary

MLS® #A2227328

**\$715,000**

5 Bedroom, 4.00 Bathroom, 2,005 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Exceptional 5-Bedroom Detached Home with Legal Basement Suite in Saddle Ridge!

Welcome to 409 Saddlelake Drive NE, a beautifully maintained detached home offering nearly 2,750 sq.ft. of total living space in the heart of the highly desirable Saddle Ridge community. Perfectly suited for growing families, first-time buyers, or savvy investors, this property delivers space, versatility, comfort, and built-in income potential.

Inside, you'll find 3 spacious bedrooms, a bright nook area on the main floor, and 3 full bathrooms, including a main floor full bath with a standing shower—perfect for seniors or guests. The second-floor bonus room adds flexibility for a home office, playroom, or media space. The open-concept layout, filled with natural light, enhances the home's modern and welcoming atmosphere.

The standout feature is a fully legal 2-bedroom basement suite, complete with its own private side entrance, separate laundry, and a full kitchen and bath—ideal for generating rental income or housing extended family.

Enjoy outdoor living in the fenced backyard, perfect for summer BBQs, gardening, or play, and benefit from the double front-attached garage offering convenience and security.

Located just steps away from schools, transit,



parks, and shopping centres, this home truly has everything your family needs.

Key Highlights:

Detached 2-storey home with legal basement suite

5 bedrooms + nook + bonus room | 4 full bathrooms

Main floor full bath with standing shower for seniors

Separate side entrance & laundry for basement suite

Double attached garage & fully fenced backyard

Walking distance to schools, parks, shopping & public transit

Ideal for families or investors seeking income potential

Don't miss this incredible opportunity to own a move-in ready, income-generating home in one of Calgary's most vibrant neighbourhoods. Book your private showing today! The seller has accepted the offer. We are currently awaiting the deposit, with conditions in place until July 18th

Built in 2013

Essential Information

MLS® #	A2227328
Price	\$715,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,005
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	409 Saddlelake Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0R7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Driveway
# of Garages	2

### Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	41
Zoning	R-G

## **Listing Details**

Listing Office	CIR Realty
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