

# \$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
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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	12
Zoning	R-G

## Listing Details

Listing Office	PREP Realty
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