

\$653,000 - 319 Saddlebrook Circle E, Calgary

MLS® #A2258515

\$653,000

4 Bedroom, 4.00 Bathroom, 1,595 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

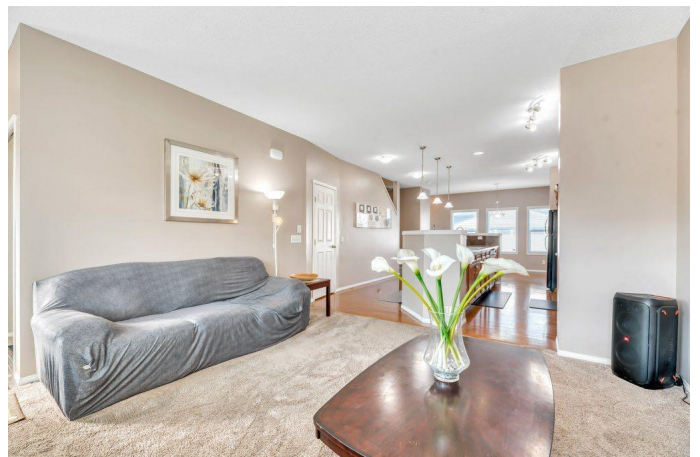
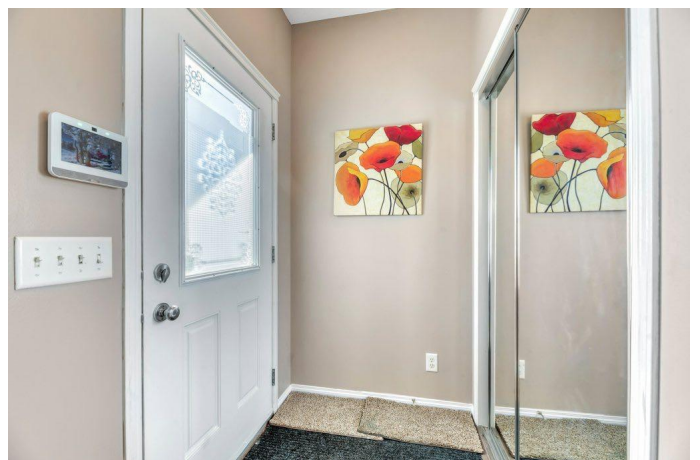
This home beautifully blends elegance with practicality. Tucked away on a tranquil street, it offers a peaceful retreat while keeping you close to the action. Enjoy a short walk to schools, parks, and public transit, including the C-train station.

Step inside and be captivated by the expansive living room, where a central gas fireplace and soaring 9-foot ceilings create an immediate sense of grandeur. The kitchen is perfect for both casual meals and entertaining, featuring a raised island with seating for four. The adjacent dining area comfortably accommodates a table for 6-8 guests.

Upstairs, the thoughtful layout shines. A vaulted ceiling in the hallway and primary bedroom adds to the open, airy feel, while windows fill the space with natural light. The primary bedroom is a true sanctuary, complete with a walk-in closet and a 4-piece ensuite.

Two additional well-sized bedrooms share a full 4-piece bathroom. The laundry is conveniently located right in the hall. The separate side entrance leads to a versatile illegal basement suite, perfect for a rental or extended family. It includes a den, bedroom, 4-piece bath, kitchen, dining area, living room, and plenty of storage.

Outside, the backyard is an entertainer's dream, featuring low-maintenance poured concrete with space for gardening. The oversized double garage has two garage doors that open to the backyard, providing extra covered space for gatherings when



needed. This property is packed with thoughtful features and upgradesâ€”itâ€™s a must-see!

Built in 2008

Essential Information

MLS® #	A2258515
Price	\$653,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,595
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	319 Saddlebrook Circle E
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0J9

Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	57
Zoning	R-G

Listing Details

Listing Office	First Place 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.