

# \$569,900 - 194 Saddlemead Green, Calgary

MLS® #A2193526

**\$569,900**

5 Bedroom, 3.00 Bathroom, 1,301 sqft  
Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

\$60K Price Adjustment .Welcome to this beautifully designed detached home in the vibrant community of Saddleridge, NE Calgary. Offering 1,800 sq. ft. of total living space, this home boasts an open-concept layout, modern finishes, and an excellent location close to all amenities. Whether you're a growing family or an investor looking for rental potential, this home is a perfect fit! Main Floor – Open and Inviting .As you step inside, you are welcomed by a bright and spacious layout. The main floor features a flex room that can serve as a home office, guest bedroom, or study space. The open-to-below living area creates a grand and airy feel, making the home feel even more spacious. Large windows bring in plenty of natural light, enhancing the modern aesthetic. The brand-new kitchen is the heart of the home, featuring quartz countertops, stylish cabinetry, and stainless steel appliances. Whether you love to cook or entertain, this kitchen is designed to meet your needs. The main floor also includes a convenient laundry room, adding extra functionality to daily living .Upstairs, you will find three generously sized bedrooms, each capable of accommodating a king-size bed. The primary bedroom offers a comfortable retreat, while the additional two bedrooms are perfect for family members or guests. A well-appointed full bathroom completes the upper level. The fully finished basement adds incredible value to this home. a large bedroom, a full washroom, and a newly built kitchen—making it ideal for extended



family or as a potential rental income. A detached double-car garage provides ample parking and storage space, ensuring your vehicles are protected year-round. Whether you need extra storage or a workspace, this garage is a great addition to the home. Prime Location – Everything You Need Nearby Located in the highly desirable Saddleridge community, this home is just minutes away from:

- Saddletowne LRT station – Easy access to downtown and other parts of Calgary
- Schools – Walking distance to both elementary and secondary schools
- Shopping & Amenities – Grocery stores, restaurants, and medical clinics nearby
- Parks & Recreation – Walking trails, playgrounds, and fitness centers in the area

This home offers the perfect combination of modern comfort, practicality, and location. Whether you're looking for a family home or an investment property, this is an opportunity you don't want to miss!

For more details or to schedule a private showing, call your favorite realtor today!

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2193526    |
| Price          | \$569,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,301       |
| Acres          | 0.07        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 194 Saddlemead Green |
| Subdivision | Saddle Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J4M7               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, High Ceilings, Open Floorplan, Storage, Ceiling Fan(s), No Animal Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Range, Microwave, Range         |
| Heating           | Forced Air, Central                                                                                                            |
| Cooling           | None                                                                                                                           |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Finished, Full, Suite                                                                                                          |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                               |
| Lot Description   | Back Lane, City Lot, Back Yard, Cleared, Close to Clubhouse, Square Shaped Lot |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Brick, Vinyl Siding                                                            |
| Foundation        | Poured Concrete                                                                |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 9th, 2025 |
| Days on Market | 82                 |
| Zoning         | SR                 |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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