



**16 Saddletree Close NE  
Calgary, Alberta**

**MLS # A2303175**



**\$669,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,642 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, No Neighbours Behind, See Remarks, Standard Shaped Lot		

<b>Heating:</b>	Exhaust Fan, Fireplace(s), Standard, Hot Water, Humidity Control, Natural Gas, Radiator	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bidet, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Storage, Walk-In Closet(s)

**Inclusions:** N/A

**\$20,000 PRICE DROP! OPEN HOUSE FOR THIS WEEKEND MAY 16TH - MAY 17TH (1-4PM)** Welcome to 16 Saddletree Close NE, a fully renovated 5-bedroom, 3.5-bathroom home offering 1,642 SQFT of upgraded living space in a prime Northeast Calgary location, complete with a legal 2-bedroom basement suite and double attached garage—perfect for families or buyers looking to offset their mortgage with strong rental income. From the moment you step inside, you’re greeted by a grand open-to-below foyer filled with natural light, leading into a beautifully updated main floor featuring luxury vinyl plank flooring, fresh modern paint, and a designer kitchen with quartz countertops, sleek cabinetry, tiled backsplash, and stainless steel appliances. The open-concept layout flows seamlessly into spacious living and dining areas ideal for entertaining, while a convenient powder room completes the level. Upstairs offers three large bedrooms, including a private primary retreat with a walk-in closet and fully renovated ensuite, while all bathrooms throughout the home have been upgraded with modern, high-end finishes. The legal basement suite adds incredible value with 2 spacious bedrooms, a full kitchen, separate living area, full bathroom, private side entrance, and its own laundry, making it ideal for rental income or extended family. Outside, enjoy a fully concrete-surround property for low maintenance, a finished backyard with a large deck, and the convenience of a double attached garage. Located steps from a middle school and minutes to the airport, major routes, shopping, restaurants, and transit, this home offers unmatched convenience, flexibility, and long-term value—a rare, move-in-ready opportunity in a high-demand area. This one truly has it all — space, style, location, and income potential. Book your private showing today and see

the quality and value for yourself!