

# \$600,000 - 6252 Saddlehorn Drive Ne, Calgary

MLS® #A2210500

**\$600,000**

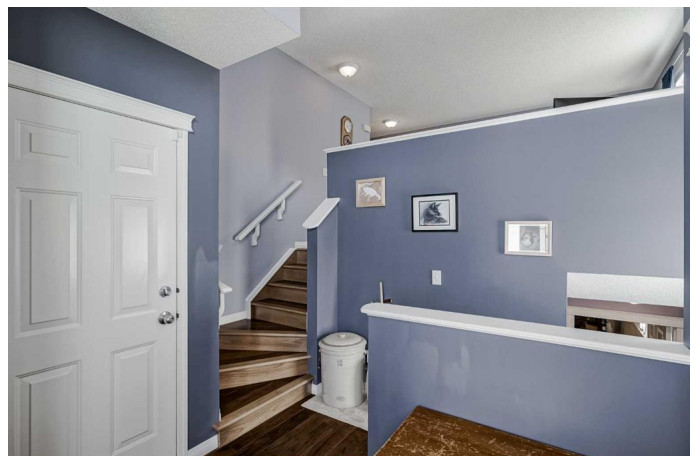
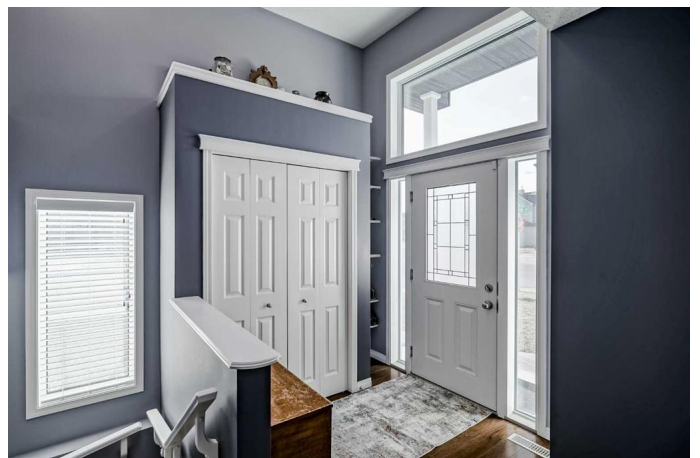
3 Bedroom, 3.00 Bathroom, 973 sqft

Residential on 0.12 Acres

Saddle Ridge, Calgary, Alberta

OPEN HOUSE SUNDAY APRIL 20th 12pm to 2 pm. Welcome to this beautifully maintained, original-owner bi-level home situated on a spacious corner lot with a back lane, directly across from the school. This charming property features hardwood flooring throughout both levels and a functional main floor layout that includes a bright living room, dining area, and a kitchen equipped with stainless steel appliances—highlighted by a nearly new stove (less than one year old). The main level also offers a bedroom, a 4-piece bathroom, and a primary bedroom complete with a private 2-piece ensuite. The fully finished basement expands your living space with a large family room featuring a cozy gas fireplace, an additional bedroom, a 4-piece bathroom, and a generous storage room. Outside, enjoy the fully landscaped yard, complete with a two-tier deck, full fencing, and a convenient back gate that opens to the lane. Parking is a breeze with the double attached garage. Recent upgrades include Lux triple-pane windows (2023), a new front and back door (2023), a new furnace and hot water tank (2022), central air conditioning (2023), fiberglass R50 (2019) added to the attic, and a new roof scheduled for completion in the coming weeks. Located with easy access to major roads, shopping, schools, and everyday amenities—this home is move-in ready and waiting for you!

Built in 2001



## Essential Information

MLS® #	A2210500
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	973
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	6252 Saddlehorn Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4M5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	7
Zoning	R-G

**Listing Details**

Listing Office	eXp Realty
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