

# \$574,900 - 6259 Saddlehorn Drive Ne, Calgary

MLS® #A2201787

**\$574,900**

4 Bedroom, 4.00 Bathroom, 1,477 sqft  
Residential on 0.09 Acres

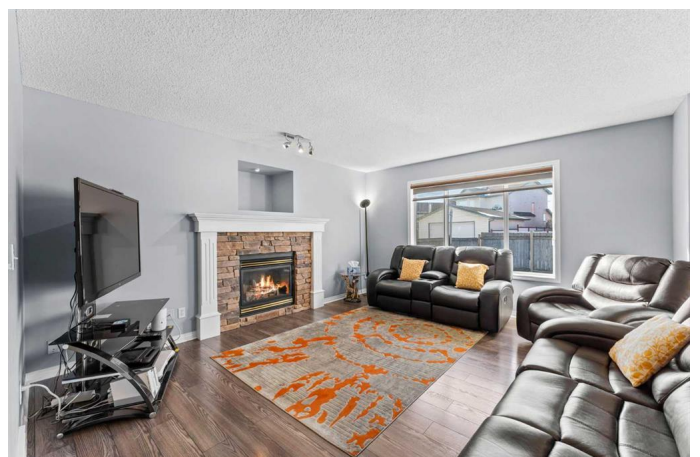
Saddle Ridge, Calgary, Alberta

Welcome to this beautifully maintained 2-storey home in Saddleridge, offering over 2,100 SqFt of living space with 4 bedrooms and 3.5 bathrooms—perfect for families! Situated in an unbeatable location, you'll love the convenience of having a school just across the street, a bus stop right out front, and the train station only a few minutes' drive away.

Step inside to an open and bright floor plan, designed for comfort and functionality. The spacious living room features a stunning gas fireplace with stone surround, creating a warm and inviting atmosphere. The kitchen boasts stainless steel appliances, a breakfast bar, and plenty of counter space, seamlessly connecting to the dining area—ideal for hosting family and friends. Step outside to your sunny south-facing backyard, where a large deck spans the width of the home, perfect for BBQs and outdoor entertaining.

Upstairs, you'll find three generous-sized bedrooms and two full bathrooms. The primary suite easily fits a king-sized bed, with room for additional furniture, plus a walk-in closet for all your storage needs. The fully finished basement offers a fourth bedroom, a 4-piece bathroom, and a great flex space—perfect for a home office or future wet bar with available waterlines.

This home has been lovingly maintained and



thoughtfully upgraded. The stucco exterior was added to prevent future hail damage, while the garage is insulated, drywalled, and painted for extra comfort. Other updates over the years include main-floor flooring and a spacious deck that enhances outdoor living.

Don't miss this fantastic opportunity to own a beautiful, move-in-ready home in a prime location with great value!

Built in 2002

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2201787    |
| Price          | \$574,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,477       |
| Acres          | 0.09        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 6259 Saddlehorn Drive Ne |
| Subdivision | Saddle Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3J 4M5                  |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Driveway, Insulated |

# of Garages 2

### **Interior**

Interior Features Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry

Appliances Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Stone

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Few Trees, Landscaped, Street Lighting, Standard Shaped Lot

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 13th, 2025

Days on Market 20

Zoning R-G

### **Listing Details**

Listing Office Real Broker

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