

# \$762,500 - 442 Saddlecreek Way Ne, Calgary

MLS® #A2253905

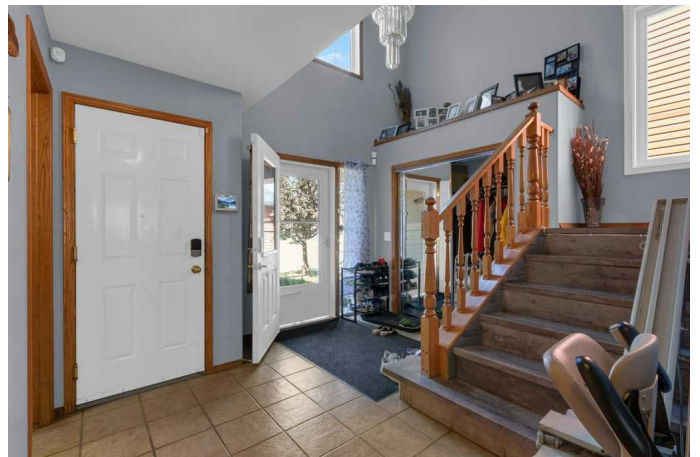
**\$762,500**

9 Bedroom, 4.00 Bathroom, 2,614 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 442 Saddlecreek Way NE, a rare opportunity in the vibrant community of Saddle Ridge. This spacious two-storey home offers a total of nine bedrooms, making it ideal for large or multigenerational families as well as investors seeking strong rental potential. The thoughtful layout includes five bedrooms on the upper level, two bedrooms on the main floor, and a bright two-bedroom illegal basement suite with a private side entrance and shared laundry. The main level features a generous kitchen with three pantries and plenty of counter space, creating the perfect gathering place for family meals and entertaining. The open living and dining areas are complemented by a cozy fireplace, while the oversized double attached garage provides additional convenience. The primary suite includes a jetted tub and separate shower, offering a private retreat within the home. Situated on a large rectangular lot with extra parking, this property is only minutes from the Saddletowne C-Train station, shopping, and community amenities. Families will appreciate having Saddle Ridge School (K-4) nearby for younger children, as well as Nelson Mandela High School (Grades 10-12), a modern facility serving the area's older students. With its flexible floor plan, rental income potential, and close proximity to schools and transit, this property presents endless possibilities. Whether you are looking for a home that accommodates multiple generations or an investment with



strong returns, 442 Saddlecreek Way NE is ready to welcome its next owners.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253905    |
| Price          | \$762,500   |
| Bedrooms       | 9           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,614       |
| Acres          | 0.09        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 442 Saddlecreek Way Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J4V5                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Chandelier, Jetted Tub |
| Appliances        | Dishwasher, Refrigerator, Stove(s)                                                                                                              |
| Heating           | Forced Air                                                                                                                                      |

|                 |                |
|-----------------|----------------|
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard, Awning(s)         |
| Lot Description   | Back Yard, Rectangular Lot      |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 39                   |
| Zoning         | R-G                  |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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