

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

MLS® #A2210500

**\$600,000**

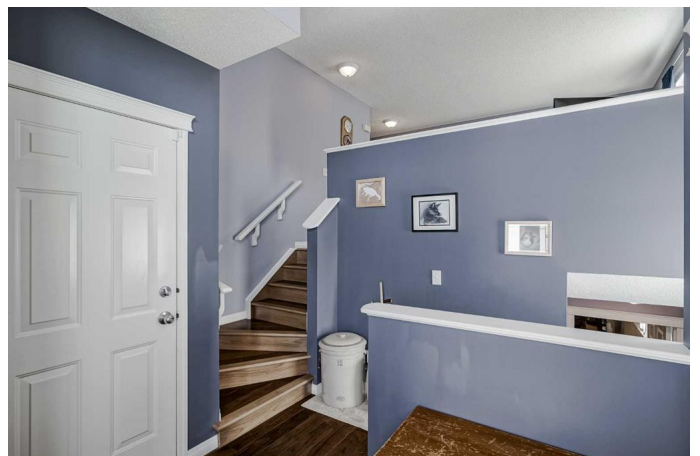
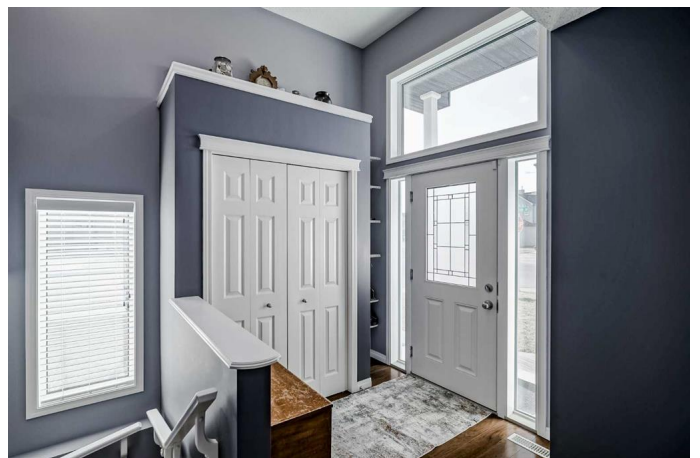
3 Bedroom, 3.00 Bathroom, 973 sqft

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 | 13               |
| Zoning         | R-G              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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