

\$674,900 - 30970 S Obsidian Drive, Oracle

MLS® #22525822

\$674,900

2 Bedroom, 3.00 Bathroom, 2,107 sqft

Residential on 0.16 Acres

Saddlebrooke Ranch, Oracle, AZ

Beautifully designed & extensively upgraded home in the desirable gated Saddlebrooke Ranch community! This residence showcases wood/laminate flooring throughout, 8' interior doors, two-tone paint, recessed lighting & a spacious den. The gourmet kitchen is a showpiece with Clear Alder cabinetry w/41" uppers & crown moulding, quartz countertops, full-height tile backsplash, Blanco granite undermount sink in Truffle, Delta Essa pull-down faucet in Arctic Stainless, & an LG stainless steel appliance package including cooktop, wall oven, microwave & dishwasher. The owner's suite offers a luxurious retreat with quartz vanities, tiled shower, upgraded Delta fixtures, decorative lighting, & a walk-in closet w/3' extension. A secondary bedroom includes its own ensuite, complete with grab bars in the medi tub for accessibility!

Added enhancements include a carriage garage door, 4' garage extension, 2' dining extension, full laundry room cabinetry & multiple master/den extensions. Outdoor living is complete with a BBQ gas stub, professional landscaping, artificial turf, view fencing, retractable patio screens, & mountain vistas. Truly move-in ready!

Community features include Golf course and putting green, restaurant with a brewery, a bistro and an outdoor seating for hotdogs and hamburgers, as well as exercise facilities, pickle ball, pool and spa, tennis courts, as well



as walking trails and a fabulous community art centre.

Built in 2022

Essential Information

MLS® #	22525822
Price	\$674,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,107
Acres	0.16
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	30970 S Obsidian Drive
Subdivision	Saddlebrooke Ranch
City	Oracle
County	Pinal
State	AZ
Zip Code	85623

Amenities

Amenities	Clubhouse, Pickleball, Pool, Recreation Room, Sauna, Spa/Hot Tub, Tennis Courts
# of Garages	3
View	Mountains
Pool	None

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Walk-In Closet(s)
Heating	Forced Air
Cooling	Ceiling Fans, Central Air

Fireplace	Yes
Fireplaces	None
Stories	One

Exterior

Lot Description	East/West Exposure
Roof	Tile
Construction	Wood Frame

School Information

District	Oracle
Elementary	Mountain Vista
Middle	Mountain Vista
High	Canyon Del Oro

Additional Information

Date Listed	October 3rd, 2025
Days on Market	12
Zoning	Oracle - CR3
HOA Fees	276.00
HOA Fees Freq.	Semi-Annually
Age Restriction	Yes

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