

# \$564,900 - 39 Saddlemont Close Ne, Calgary

MLS® #A2248867

**\$564,900**

3 Bedroom, 3.00 Bathroom, 1,084 sqft

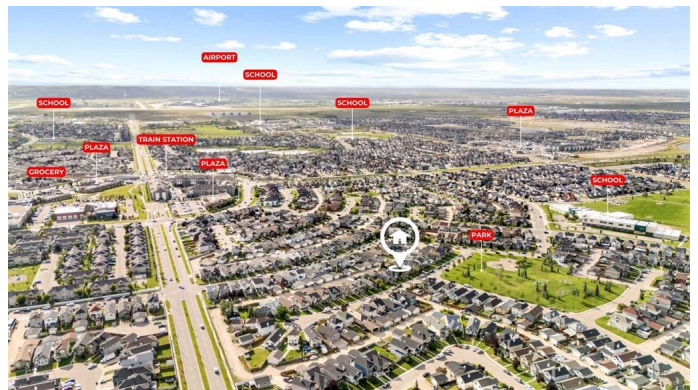
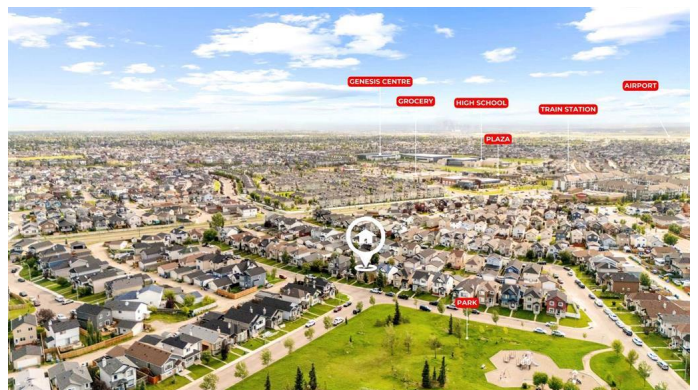
Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautifully designed 4-level split home in the vibrant community of Saddle Ridge, NE Calgary. Offering 3 bedrooms, 3 full bathrooms, and a spacious fenced backyard with rear double parking, this property is perfect for families seeking comfort and convenience.

Step inside to a bright living room with soaring high ceilings and expansive east-facing windows that fill the space with natural light. The main level also features a functional kitchen and dining area with direct access to the yard. Upstairs, the primary suite offers a private 4-piece ensuite and a massive walk-in closet, while a second bedroom and another full 4-piece bathroom provide added convenience. The third level boasts a large family room, an additional bedroom, and a 3-piece bathroom—perfect for guests or extended family. The fully developed fourth level includes a recreation room, a dedicated office/den/storage space, and a utility room with laundry. Outside, enjoy a large, fully fenced backyard with a lush green lawn, perfect for summer barbecues and outdoor activities.

Located close to schools, Saddletowne LRT station, shopping (including Chalo FreshCo, restaurants), The Genesis Centre, parks, playgrounds, the Dashmesh Cultural Centre, and YYC International Airport, this home offers unbeatable accessibility to everything you need.



Don't miss your chance to own this versatile and well-kept home in a sought-after neighbourhood"contact your favourite REALTOR® today to book a showing!

Built in 2002

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2248867      |
| Price          | \$564,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,084         |
| Acres          | 0.07          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 39 Saddlemont Close Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 4V1                |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Laminate Counters                                                           |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                                 |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Concrete, Wood Frame                  |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 48                |
| Zoning         | R-G               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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