# \$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 bathroomâ€"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 neighbourhoodâ€"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 56
Zoning R-G

# **Listing Details**

Listing Office RE/MAX Complete Realty

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