

# \$609,950 - 52 Saddleback Way Ne, Calgary

MLS® #A2203617

**\$609,950**

3 Bedroom, 3.00 Bathroom, 1,152 sqft

Residential on 0.04 Acres

Saddle Ridge, Calgary, Alberta

Welcome to your dream home in the highly sought-after Saddle Ridge Community! This stunning 2-story residence boasts a 2-car, front-attached garage and has been beautifully updated with brand-new engineered laminate flooring, fresh paint, and modern appliances throughout.

The main floor features a convenient half-bath, a spacious living room highlighted by a cozy corner gas fireplace, and a well-equipped kitchen that flows into the dining area. Step through the patio door to enjoy your outdoor oasis on the covered deck, overlooking a large backyard complete with RV parking.

Upstairs, you'll find three inviting bedrooms and a full bathroom, with a cheater door for added convenience from the master bedroom.

The fully finished basement enhances the living space with a full kitchen, a comfortable living room, a 3-piece bathroom, and a laundry area.

Located just moments away from the Saddle Town C-Train station and all local amenities, this home offers unbeatable value and is priced to sell! Don't miss out on this incredible opportunity—schedule your viewing today!

Built in 2000

## Essential Information

MLS® # A2203617

Price \$609,950



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,152
Acres	0.04
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	52 Saddleback Way Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4K4

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior Features	Private Yard, Playground
Lot Description	Level, Back Lane

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	88
Zoning	R-G

### **Listing Details**

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.