

# \$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	86
Zoning	R-G

### **Listing Details**

Listing Office	Grand Realty
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