

39 Saddlemont Close NE
Calgary, Alberta

MLS # A2248867



\$599,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,084 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters		
Inclusions:	N/A		

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!