

**79 SADDLEMONT Way NE
Calgary, Alberta****MLS # A2259873****\$544,999**

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,239 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating: Forced Air, Natural Gas**Water:** -**Floors:** Hardwood**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Finished, Full**LLD:** -**Exterior:** Concrete, Vinyl Siding, Wood Frame**Zoning:** R-1A**Foundation:** Poured Concrete**Utilities:** -**Features:** No Animal Home, No Smoking Home, Open Floorplan, Pantry**Inclusions:** N/A

Welcome to this stunning detached home, offering nearly 1,300 sq. ft. of thoughtfully designed living space on a generous lot of approximately 3,000 sq. ft. Featuring a detached double-car garage at the back and additional street parking, this property provides plenty of room for your vehicles and guests. The open-concept main floor creates a bright and inviting atmosphere, while the upper level includes three spacious bedrooms for your family's comfort. The fully finished basement offers a private one-bedroom suite complete with a full bathroom—perfect for guests or additional living space. Conveniently located near major amenities, with an LRT station just a 10-minute walk away, this home seamlessly blends comfort, functionality, and accessibility.