



**11 Saddlemont Close NE**  
**Calgary, Alberta**

**MLS # A2301373**



**\$550,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,241 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Pantry, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** n/a

Welcome to this beautifully renovated 1,241 sq. ft. two-storey home in the heart of Saddle Ridge in NE Calgary AB—offering the perfect blend of modern upgrades and the charm of an established, family-friendly neighborhood. This move-in-ready home features a desirable south-facing backyard, filling the space with natural light and creating an inviting outdoor retreat. Inside, you'll find a thoughtfully updated interior with brand new appliances, flooring, fresh paint and stylish finishes, and the comfort of central air conditioning—truly giving it the feel of a brand-new home without the wait. The functional layout includes 3 spacious bedrooms upstairs, along with the convenience of upper floor laundry. The partially developed basement adds exceptional value, complete with a 4th bedroom featuring a window—ideal for guests, extended family, or a home office. Outside, a large double detached garage provides ample parking and storage. Located directly across from a park, this home offers beautiful views and easy access to green space right at your doorstep. Enjoy the unbeatable location—just minutes from transit, schools, shopping, and multiple parks—making everyday living both convenient and connected. This is a rare opportunity to own a turnkey home in a mature community with all the modern upgrades you're looking for.