



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

39 Saddlemont Close NE
Calgary, Alberta

MLS # A2306332



\$524,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,111 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
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3 BEDROOM + DEN | 3 BATHROOM | DETACHED HOME | STUCCO SIDING | ROUGH INS ALREADY COMPLETED FOR ILLEGAL SUITE ON THE 4TH LEVEL (PLUMBING & EXHAUST FAN & ELECTRICAL OUTLET ALREADY COMPLETED - BUYER JUST NEEDS TO INSTALL KITCHEN CABINETS) | Welcome to this beautifully maintained and thoughtfully designed 4-level split home in the highly desirable and family-friendly community of Saddle Ridge in NE Calgary. Offering a perfect blend of space, functionality, and comfort, this home features 3 generously sized bedrooms, 3 full bathrooms, and a fully fenced backyard with convenient rear double parking—ideal for growing families, multi-generational living, or investors alike. As you step inside, you’re greeted by a bright and airy living room highlighted by soaring vaulted ceilings and large east-facing windows that flood the space with natural morning light, creating a warm and inviting atmosphere. The open layout seamlessly connects you to the main level, where you’ll find a well-appointed kitchen with ample cabinetry and counter space, along with a spacious dining area that’s perfect for everyday meals and entertaining guests. From here, step outside to your private backyard—an ideal setup for summer barbecues, gatherings, or simply relaxing outdoors. The upper level offers a peaceful retreat, featuring a spacious primary bedroom complete with a walk-in closet and a private 4-piece ensuite. A second well-sized bedroom and an additional full 4-piece bathroom provide excellent functionality for families or guests. Heading down to the third level, you’ll find a large and cozy family room—perfect for movie nights or a secondary living space—along with a third bedroom and a 3-piece bathroom, making it an excellent option for

extended family members or visitors seeking privacy. The fully developed fourth level adds even more versatility to the home, offering a spacious recreation room that can be used as a gym, playroom, or entertainment area. This level also includes a dedicated office/den or additional storage space, along with a utility room featuring laundry and extra storage options. Outside, the fully fenced backyard boasts a lush green lawn with plenty of space for kids and pets to play, as well as room for gardening or outdoor entertaining. The rear double parking adds convenience and future potential for a garage. Located in a prime and convenient location, this home is just minutes away from schools, parks, playgrounds, public transit, and major roadways. You'll also enjoy easy access to the Saddletowne LRT station, shopping amenities including Chalo FreshCo and a variety of restaurants, as well as nearby community hubs like the Genesis Centre and the Dashmesh Cultural Centre. Calgary International Airport is also just a short drive away, making travel a breeze. This move-in-ready home offers exceptional value, space, and location. Don't miss your opportunity to own a versatile and well-kept property!