



31 Saddleback Way NE
Calgary, Alberta

MLS # A2307045



\$639,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,439 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	N/A		

Welcome to 31 Saddleback Way NE — a beautifully updated 2-storey home offering comfort, style, and exceptional value in one of Northeast Calgary's most convenient locations. This move-in ready home features major mechanical and exterior updates including a newer roof, gutters, furnace, and hot water tank. Stay comfortable year-round with central air conditioning and enjoy the added convenience of a central vacuum system. Inside, you'll find thoughtful upgrades throughout, including renovated washrooms with granite countertops and modern fixtures, upgraded lighting, fresh doors, and custom blinds. The kitchen is designed for both everyday living and entertaining, featuring granite countertops, upgraded appliances, a modern hood fan, and extensive MDF cabinetry throughout the home for a clean and durable finish. The cozy gas fireplace adds warmth and character to the main living space. Step outside to a private fenced backyard complete with a storage shed and BBQ gas line, perfect for summer gatherings. Ideally located within walking distance to Saddletowne LRT Station, Genesis Centre, schools including Nelson Mandela High School, shopping, parks, and everyday amenities. Well-maintained and extensively updated, this home is a great opportunity for buyers seeking convenience and value in a desirable community.