



**46 Saddlemont Way NE
Calgary, Alberta**

MLS # A2307408



\$519,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,226 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: Vertical Compost in Backyard.

Welcome to 46 Saddlemont Way NE — a move-in ready home designed with comfort, style, and functionality in mind. This spacious two-storey property with a fully finished basement offers room for the whole family, along with thoughtful upgrades throughout. The heart of the home is the beautifully updated kitchen, featuring a double recessed deep sink and a double oven — perfect for home chefs and entertaining alike. Relax in the west-facing living room, where natural light pours in and a modern gas fireplace creates a warm, inviting atmosphere. Upstairs, you’ll find two generously sized bedrooms along with a primary retreat complete with a walk-in closet. The fully finished basement adds exceptional versatility, offering a large recreation room, den/home office or hobby room, extra storage, and a laundry area equipped with a brand-new washer and dryer (February 2025). Step outside to a backyard built for both relaxation and productivity. Featuring a private, covered back deck - which facilitates family barbecuing in any weather! Garden enthusiasts will appreciate the 16’ x 8’ greenhouse, while the fully insulated 6’ x 6’ shed with electrical provides excellent additional storage or workspace. The property also boasts the convenience of an oversized double garage (24’ x 18’). Recent upgrades provide peace of mind and long-term value, including: Triple-pane windows throughout 90% of the home, German Euroshield shingles with a 50-year warranty (installed last year), Durable Hardie Board siding on the north and west sides. This home truly combines practical upgrades, flexible living space, and standout features — all ready for you to move in and enjoy