



44 Saddlestone Way NE
Calgary, Alberta

MLS # A2310922



\$719,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,841 sq.ft.	Age:	2020 (6 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, See Remarks, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry, See Remarks		

Inclusions: N/A

Welcome to this stunning and spacious family home in the community of Saddle Ridge! Built with functionality and modern living in mind, this beautifully maintained property offers the perfect combination of comfort, style, and income potential. As you step inside, you are greeted by a formal living room/den—an ideal space for entertaining guests, a home office, or a cozy sitting area. The main floor also features convenient laundry, a 2-piece powder room, and opens up into a beautiful open-concept layout featuring a spacious living room, dining area, and a modern kitchen complete with ample cabinetry and a pantry—perfect for family gatherings and everyday living. Large windows throughout the home bring in plenty of natural light, creating a warm and inviting atmosphere. Upstairs, you’ll find 4 generously sized bedrooms, including not one but TWO private 4-piece ensuite bathrooms, offering added comfort and convenience for larger or multi-generational families. An additional full bathroom on the upper level ensures plenty of space for everyone. The fully finished basement with a separate side entrance adds incredible value to this home, featuring 2 bedrooms, 1 full bathroom, separate laundry, and excellent potential for extended family living. Located close to schools, parks, shopping, public transit, and all major amenities, this home truly checks all the boxes for families and investors alike. Don’t miss your chance to own this exceptional property. Call today to book your private viewing.