



**118 Saddletree Close NE
Calgary, Alberta**

MLS # A2314530



\$629,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,810 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: All Window Coverings

**** OPEN HOUSE MAY 30 SAT FROM 1 TO 3 PM **** Welcome to this beautifully maintained home located in the sought-after community of Saddle Ridge. Showing true pride of ownership throughout, this home has been thoughtfully updated over the years with newer appliances, updated kitchen cabinets, countertops, and stylish LVP flooring. The exterior features durable Hardie Board siding and a metal roof, offering added longevity and potential savings on home insurance. The bright and functional main floor features 9-foot ceilings, a spacious living area, and a versatile office/den perfect for working from home. Upstairs offers 3 bedrooms plus a large bonus room, ideal for growing families. Additional updates include a hot water tank replaced just 2 years ago. Enjoy the low-maintenance backyard backing onto green space with no neighbors behind, providing added privacy and open views. The unfinished basement offers excellent future development potential with 9-foot ceilings. Conveniently located close to schools, parks, shopping, transit, and major roadways, this move-in ready home is a fantastic opportunity in a great location.