



**89 Saddlehorn Close NE  
Calgary, Alberta**

**MLS # A2322460**



**\$669,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,648 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Flood Plain, Garden, Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Shed at the back

Welcome to this beautifully updated family home in the heart of Saddle Ridge! Offering an exceptional combination of space, comfort, and modern upgrades, this impressive two-storey home is move-in ready and designed for today's lifestyle. Step inside to a bright and inviting open foyer that leads to spacious living and entertaining areas, including a huge living room, formal dining area, cozy family room, and an upgraded kitchen featuring quartz countertops, refinished cabinetry, NEW premium KitchenAid and Maytag stainless steel appliances, an induction range, and modern finishes throughout. The upper level offers three generously sized bedrooms, while the fully developed basement features a separate side entrance, an additional bedroom, bathroom, and kitchenette—providing excellent flexibility for extended family, guests, or future possibilities. Over the years, this home has been extensively upgraded, including new flooring throughout, pot lights, modern light fixtures, smart home features, updated bathrooms, a 5-stage water filtration system, smart garage door opener, smart front door lock, and much more. Major exterior improvements include garage door, new siding, front windows, and a brand-new roof, gutters, soffits, and fascia completed in 2026. Enjoy outdoor living on the extended deck, extra storage with the backyard shed, and convenient RV or trailer parking with rear alley access. Located within walking distance to Saddle Ridge Circle, schools, parks, shopping, restaurants, and public transit, this home offers both convenience and an outstanding lifestyle. A rare opportunity to own a meticulously maintained and extensively upgraded home in one of Northeast Calgary's most desirable communities. Don't miss your chance to make it yours!