



GRASSROOTS
REALTY GROUP

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59 Saddlemont Road NE
Calgary, Alberta

MLS # A2323574



\$545,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,559 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Paved		

Heating:	Central, Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Pantry, Soaking Tub

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to this beautifully maintained two-storey home nestled in the heart of Saddle Ridge. Located just 4 minute walk from schools, parks, public transit, 15 minutes to the City Centre and shopping malls, this home offers the combination of convenience, comfort, and family living. Recent upgrades (Sep 2025) include newly installed central air conditioning, complete interior paint, new vinyl flooring and carpets throughout, new toilets and vanities, new kitchen sink and plumbing fixtures, brand-new appliances (fridge, dishwasher, stove, microwave and washer & dryer), upgraded LED lighting throughout, and a newly installed privacy fence. These thoughtful improvements make this home truly move-in ready. Boasting over 1,559 sqft. of above-grade living space, this bright and inviting home features a design filled with natural light and functional living areas throughout. The main floor showcases a spacious living room, den/office room, a well-appointed kitchen with a large center island, corner pantry, a sunny dining nook with direct access to the rear deck - perfect for everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet and a private ensuite with a soaker tub and separate shower. Two additional bedrooms are conveniently connected by a Jack-and-Jill bathroom, making this layout ideal for growing families. The unfinished basement offers excellent potential for future development, allowing the next owner to develop approximately 600+ sqft. of additional living space into a recreation room, home gym, or up to two additional bedrooms and a bathroom to suit their needs (subject to city approvals). Situated on a landscaped lot with a double detached garage and rear lane access, the outdoor space provides plenty of room for children, pets, and summer gatherings. This home

presents an opportunity for first-time home buyers, growing families and investors who prefer rental income.