

# \$579,000 - 47 Saddleback Way Ne, Calgary

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MLS® #A2249697

## \$579,000

4 Bedroom, 3.00 Bathroom, 1,682 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

EXCELLENT LOCATION! few minutes walk to SADDLETOWN LRT Station and # 23 BUSES . DON'T MISS this 3 BEDROOM, 2 and Half WASHROOMS ,2 STOREY home with FULLY FINISHED BASEMENT and DOUBLE ATTACHED GARAGE located in HEART of SADDLE RIDGE. This beautiful, bright, with 9 FOOT knockdown CEILINGS, open concept living room, dining room, and kitchen complete with GRANITE COUNTERTOPS, LARGE ISLAND, . Laundry room and 2 piece bathroom round out a very functional main floor layout. Upstairs is a bonus room featuring a gas fireplace, SPACIOUS PRIMARY BEDROOM with 4 piece ensuite and walk-in closet, 4 piece main bathroom, and 2 good sized additional bedrooms. The fully finished basement with a Large Bedroom or family recreation area. The deck has been converted to a SUNROOM AND THE yard is fully fenced.



Built in 2000

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2249697  |
| Price          | \$579,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,682     |
| Acres          | 0.09      |

|            |             |
|------------|-------------|
| Year Built | 2000        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 47 Saddleback Way Ne |
| Subdivision | Saddle Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J4K4               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | Granite Counters, Kitchen Isl |
| Appliances        | See Remarks                   |
| Heating           | Forced Air, Natural Gas, Fire |
| Cooling           | None                          |
| Fireplace         | Yes                           |
| # of Fireplaces   | 1                             |
| Fireplaces        | Gas                           |
| Has Basement      | Yes                           |
| Basement          | Finished, Full                |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard                                           |
| Lot Description   | Back Lane, Pie Shaped Lot, Dog Run Fenced In           |
| Roof              | Asphalt Shingle                                        |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                                        |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 19th, 2025 |
|-------------|-------------------|



|                |      |
|----------------|------|
| Days on Market | 74   |
| Zoning         | R-1N |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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