

# \$594,950 - 52 Saddleback Way Ne, Calgary

MLS® #A2237152

**\$594,950**

3 Bedroom, 3.00 Bathroom, 1,152 sqft

Residential on 0.04 Acres

Saddle Ridge, Calgary, Alberta

Welcome to your dream home in the highly sought-after Saddle Ridge Community! This stunning 2-story residence boasts a 2-car, front-attached garage and has been beautifully updated with brand-new engineered laminate flooring, fresh paint, lighting and modern appliances.

The main floor features a convenient half-bath, a spacious living room highlighted by a cozy corner gas fireplace, and a well-equipped kitchen that flows into the dining area. Step through the patio door to enjoy your outdoor oasis on the covered deck, overlooking a large backyard complete with RV parking, a brand-new roof, and siding. Fascia and gutters.

Upstairs, you'll find three inviting bedrooms and a full bathroom, with a cheater door for added convenience from the master bedroom. The fully finished basement enhances the living space with a full kitchen, a comfortable living room, a 3-piece bathroom, and a laundry area.

Located just a block away from the Saddle Town C-Train station and all local amenities, this home offers unbeatable value and is priced to sell! Don't miss out on this incredible opportunity—schedule your viewing today!

Built in 2000

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2237152    |
| Price          | \$594,950   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,152       |
| Acres          | 0.04        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 52 Saddleback Way Ne |
| Subdivision | Saddle Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 4K4              |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 2                                                                 |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener |
| # of Garages   | 2                                                                 |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                    |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Central, Natural Gas                                               |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Gas, Living Room, Tile                                             |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground, Private Yard |
| Lot Description   | Back Lane, Level         |
| Roof              | Asphalt Shingle          |
| Construction      | Wood Frame               |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 54             |
| Zoning         | R-G            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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