

# \$549,900 - 136 Saddlehorn Crescent Ne, Calgary

MLS® #A2092180

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,157 sqft  
Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

This immaculate, detached property is nestled on a quiet crescent and boasts a prime corner lot location. Imagine the convenience of having a playground right across the street for the little ones to enjoy, and the luxury of being within walking distance to nearby schools. Commuters will appreciate the quick approximate 10-minute stroll to the Saddletowne LRT station. This residence, lovingly maintained by its original owners, showcases pride of ownership at every turn. Aesthetic and functional upgrades abound, including all-new windows, deck rail, siding, and class 4 shingles, ensuring both timeless appeal and modern comfort. The newer hot water heater adds efficiency to this already well-appointed home. Thoughtful updates to the interior include updated sink and vanity, dual flush toilets, new garage door + opener, and a modernized dishwasher in the kitchen. The three bedrooms upstairs provide ample space, with the primary bedroom easily accommodating a king-sized bed for your ultimate comfort. With a double attached garage and plenty of on-street parking, you'll never have to worry about finding a spot for your vehicles. The yard is enclosed by a gorgeous cedar fence, creating an ideal space for outdoor activities and ensuring a secure area for pets and children to play. You will love the low-maintenance deck and lower patio area for entertaining friends and family. The basement is a versatile haven, offering ample room for family movies, gaming, workouts, or



even creating your own music space. This additional living area adds significant value to an already impressive home. Don't miss the chance to make this property yours, combining a prime location with meticulous care and modern updates. Schedule your showing today and envision the lifestyle awaiting you in this charming home.

Built in 2002

### **Essential Information**

MLS® #	A2092180
Price	\$549,900
Sold Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,157
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	136 Saddlehorn Crescent Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4M3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	November 10th, 2023
Date Sold	November 23rd, 2023
Days on Market	13
Zoning	R-1N
HOA Fees	0.00

## Listing Details

Listing Office	CIR REALTY
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