

\$845,900 - 35 Saddleland Way Ne, Calgary

MLS® #A2108017

\$845,900

6 Bedroom, 5.00 Bathroom, 2,372 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

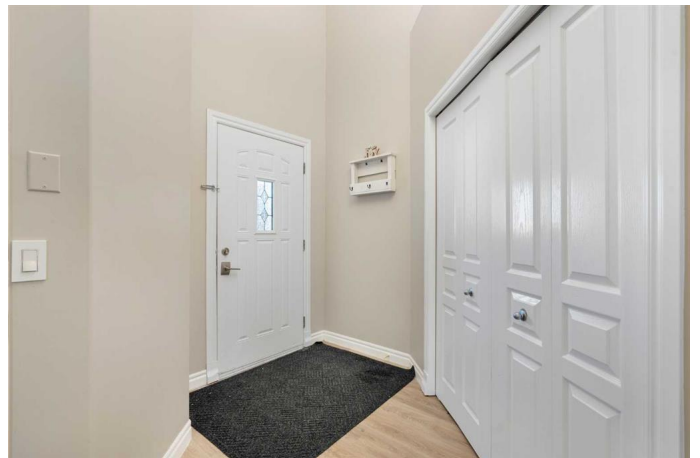
!!!!Price Reduced, Motivated Seller!!!!

Welcome to this stunning walkout home with Rocky Mountain Views in the vibrant community of Saddle Ridge! Boasting over 3300 sq ft of living space, this home offers a spacious and modern layout perfect for families and entertaining.

The main floor features a beautifully upgraded kitchen, a cozy family room with Gas Fireplace, a welcoming living room, a formal dining room, a bright breakfast nook, and a convenient half bathroom. Upstairs, you'll find four generous size bedrooms and two full & one-half bathrooms, including a 4pc ensuite. Luxurious master bedroom comes with Walk in Closet, 4pc Ensuite and a den that can be used as a home office or converted into additional his/her walk-in closet space. This floor completes with laundry for added convenience.

The fully renovated basement is a highlight of the house, offering a two bedroom plus den and room, kitchen, laundry and one full bathroom completes this level as illegal suite (can be easily legalized) that can serve as a mortgage helper or for your guest/family entertainment.

The home is packed with tons of upgrades, some of the upgrades are New Railings on Patio Deck in 2022, Fully Renovated Basement in 2022, Fully Renovated Kitchen with waterfall faucet on island sink in 2023, All



windows were replaced except 2 windows (New Windows comes with Warranty) in 2023, New Luxury Vinyl Flooring in 2023, New Blinds in 2023, New Stove, Dishwasher and OTR Microwave in 2023, Dual LED lights in 2023, New Paint in 2023 and more. Apart from the above highlighted upgrades, this house is equipped with Central Air Conditioning, Waterfall Island with double sink, CCTV Security System, BBQ line on Patio, Basement with separate entrance, gated entry with parking pad in back lane, and more..

Situated close to public schools, parks, playgrounds, shopping (such as Chalo Freshco, Superstore, local Indian grocery stores), restaurants (such as Tim Hortons, Indian Restaurants) and with easy access to Stoney Trail and the airport, this home offers convenience and style in one package. Properties like this don't come along often, so don't miss your chance to see it! Call your realtor to book a showing today.

Built in 2006

Essential Information

MLS® #	A2108017
Price	\$845,900
Sold Price	\$825,000
Bedrooms	6
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,372
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Saddleland Way Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5K7

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Parking Pad

Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	May 3rd, 2024
Days on Market	71
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office MaxWell Capital Realty

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