

\$670,000 - 246 Saddlemont Boulevard, Calgary

MLS® #A2120184

\$670,000

5 Bedroom, 4.00 Bathroom, 1,854 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

This gem of a property awaits you! This fully finished 2599 space including basement is truly the one that your family will enjoy. The property is located in the popular community of Saddle Ridge, with easy access to public transport like bus and C-train, strip malls, groceries, Shoppers, YMCA, Public and Catholic schools and more. The lot itself provides extra premium of a traditional lot and a rare back alley for extra parking for another car or your RV. The front parking is extended to fit 3 vehicles plus the 2 car garage. As you go inside the property, the spacious foyer has access to a very roomy mirrored closet for your jackets and shoes, the stairs to the second floor and the main floor. Off of the entrance is a space for a formal dining or a future office that can be closed off. Main floor has a lot of big windows and patio doors to allow natural light to brighten the space, it also has an open layout and has been updated with neutral coat of fresh paint & laminate flooring. Kitchen cabinets have been treated with white paint and topped with Quartz. The dining area can easily fit 6-8 people comfortably, while the spacious living room has a gas fireplace for extra warmth on the winter months. There is also a 2 pc bath off to the garage entrance. Up on the second floor, on the left you will find the huge bonus room for your family to lounge or extra room to entertain your guests. The bedrooms are located on the right side of the stairs to offer more privacy. The Master's bedroom can fit a king sized bed and has an



ensuite bath to enjoy, the walk-in closet has a lot of room for your clothes and valuables. the 2 bedrooms are so spacious that they can fit a double bed or a queen sized bed, respectively. The 4pc main bath is clean located between the 2 bedrooms. The washer and dryer is also conveniently located in the 2nd floor for easy access. The basement has been done with proper permits, it has a two large bedrooms and a 4 pc path. There is also another laundry hook up in the basement. The open rec room is very spacious. The basement can be suited for a rental if so desired. The backyard has a covered deck, easy to maintain open space that you and your guests can enjoy in the warm summer months, there is also a storage shed for your garden tools. This property is very well maintained and is very easy to show.

Built in 2007

Essential Information

MLS® #	A2120184
Price	\$670,000
Sold Price	\$670,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,854
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	246 Saddlemont Boulevard
Subdivision	Saddle Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J5K7

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Garage Faces Front

Interior

Interior Features	Chandelier, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Lawn, Low Maintenance Landscape, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 10th, 2024
Days on Market	5
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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