

\$569,900 - 35 Saddlemead Green Ne, Calgary

MLS® #A2135569

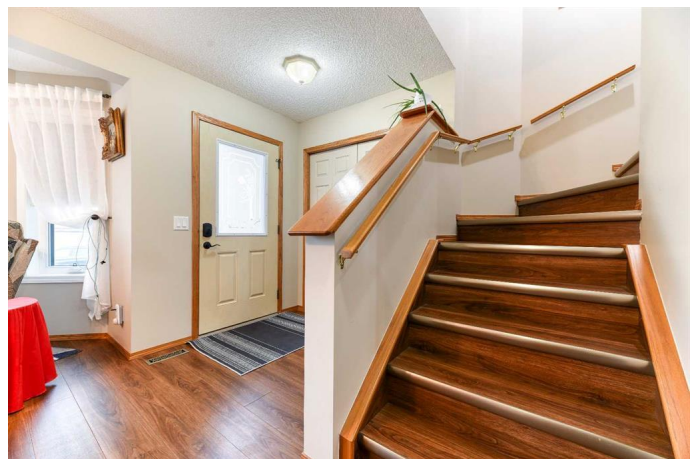
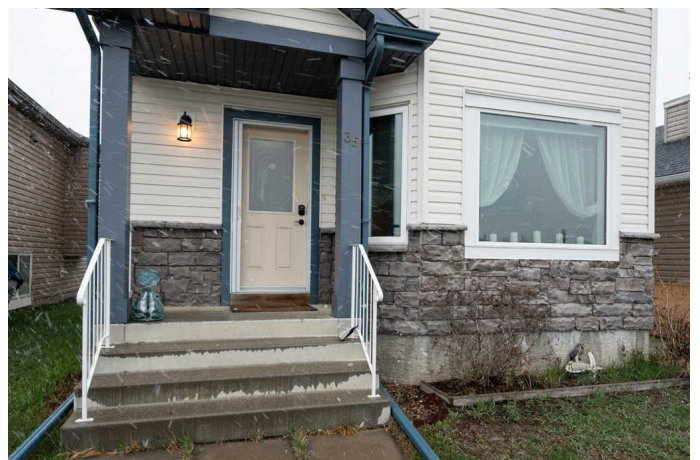
\$569,900

3 Bedroom, 3.00 Bathroom, 1,228 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Step inside this beautifully maintained family home in the vibrant community of Saddle Ridge. This inviting residence offers a perfect blend of comfort, functionality, and style while providing an ideal setting for modern family living. As you enter the home you are welcomed by a spacious family room with oversized windows, a gas fireplace and luxury vinyl plank floors. Walking into the kitchen you will find solid oak cabinets, upgraded appliances a breakfast bar and a corner pantry. Completing this level is a spacious dining area perched next to a sunny west facing window, a den perfectly suited for a home office, a convenient powder room and main floor laundry. Heading upstairs you'll find a primary bedroom large enough for a king size mattress with ample closet space and a 4 piece ensuite. Your second bedroom also provides enough space for a king sized bed for guests, another 4 piece jack and jill bathroom that leads you to your third bedroom on this level. The basement is unfinished and waiting your final touches with roughed plumbing for a wet bar! The sunny west facing backyard is perfect for family gatherings or space for kids to play and, if you need more space there is a new soccer field and playground just a stones throw away. Completing this home you have an oversized double detached garage with vaulted ceilings and additional 40 amp panel. For peace of mind this home offers numerous mechanical and cosmetic upgrades including: furnace (2022) hot water tank (2017) new vinyl



windows, roof and siding (2020), A/C (2022)
flooring (2020), dishwasher (2024) completed
with water softener and reverse osmosis
system.

Built in 2001

Essential Information

MLS® #	A2135569
Price	\$569,900
Sold Price	\$562,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,228
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Saddlemead Green Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4M8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s),

	Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 27th, 2024
Date Sold	May 29th, 2024
Days on Market	2
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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