

\$699,000 - 35 Saddleland Drive Ne, Calgary

MLS® #A2145523

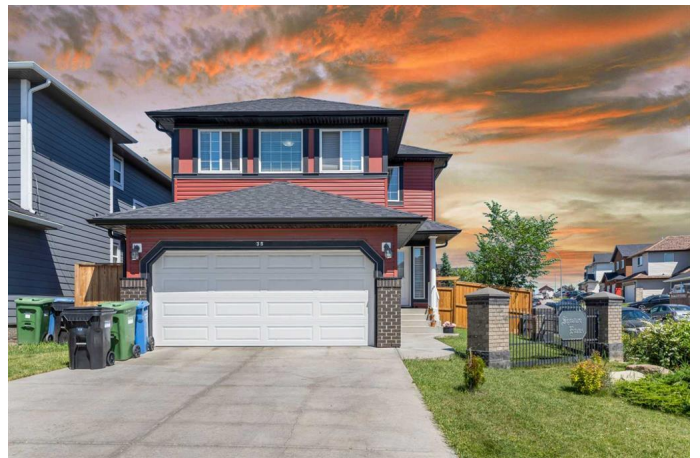
\$699,000

4 Bedroom, 4.00 Bathroom, 1,767 sqft

Residential on 0.11 Acres

Saddle Ridge, Calgary, Alberta

Calling all families and entertainers! Welcome this this beautiful double front garage attached house with fully finished one bedroom illegal suite basement ready to rent. Imagine grand gatherings in the beautifully kitchen, complete with modern appliances and a layout that inspires culinary creativity. The adjoining formal dining room provides an elegant space for special occasions. Unwind after a long day in the inviting family room, warmed by the glow of a gas fireplace . Host movie nights in the spacious living room, or retreat to the convenient main floor half bath for added comfort. Upstairs discover a tranquil sanctuary. The master suite promises to be your personal oasis, boasting a luxurious 04 pc ensuite bathroom where you can unwind after a long day. Additional 02 bedrooms offer well-appointed spaces for children, guests, or a dedicated home office, ensuring everyone has their own haven. Prepare to be wowed by the fully finished basement with second living room , perfect for teenagers seeking independence or extended family. Imagine movie nights in the dedicated entertainment area, complete with ample space for games and lounging. A full 04 pc bathroom caters to their needs, while a separate entrance offers additional privacy. Step outside and discover an extension of your living space. The Back yard, perfect for al fresco dining, barbecues with friends, or simply enjoying a cup of coffee while surrounded by the beauty of nature. This outdoor oasis is ideal for entertaining or



creating a private retreat. Beyond the property itself, enjoy the countless benefits of living in Saddle Ridge. With nearby parks and green spaces, you'll have ample opportunities for outdoor recreation and relaxation. Top-rated schools ensure your children receive an excellent education, while convenient access to shops, restaurants, and entertainment options puts everything you need at your fingertips. Excellent transportation links keep you connected to the rest of Calgary, allowing you to explore the vibrant city with ease. Owning 35 Saddleland Drive NE isn't just about buying a house, it's about acquiring a lifestyle. Furnace has been newly installed in 2021. This exceptional property offers a perfect blend of comfort, functionality, and space, ideal for families who cherish togetherness and creating lasting memories. Don't miss out on the opportunity to call this your forever home!

Built in 2009

Essential Information

MLS® #	A2145523
Price	\$699,000
Sold Price	\$680,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,767
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Saddleland Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5J3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2024
Date Sold	September 22nd, 2024
Days on Market	62
Zoning	R-1N
HOA Fees	0.00

Listing Details

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