

# \$599,000 - 47 Saddaleback Way Ne, Calgary

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MLS® #A2179686

**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,682 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

EXCELLENT LOCATION! few minutes walk to SADDLETOWN LRT Station and # 23 BUSES . DON'T MISS this 3 BEDROOM, 2 and Half WASHROOMS ,2 STOREY home with FULLY FINISHED BASEMENT and DOUBLE ATTACHED GARAGE located in HEART of SADDLE RIDGE. This beautiful, bright, with 9 FOOT knockdown CEILINGS, open concept living room, dining room, and kitchen complete with GRANITE COUNTERTOPS, LARGE ISLAND, . Laundry room and 2 piece bathroom round out a very functional main floor layout. Upstairs is a bonus room featuring a gas fireplace, SPACIOUS PRIMARY BEDROOM with 4 piece ensuite and walk-in closet, 4 piece main bathroom, and 2 good sized additional bedrooms. The fully finished basement with a Large Bedroom or family recreation area. The deck has been converted to a SUNROOM AND THE yard is fully fenced. There some hail damage on the sidings , and might be on the roof Shingles as well.



Built in 2000

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2179686  |
| Price      | \$599,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |             |
|----------------|-------------|
| Square Footage | 1,682       |
| Acres          | 0.09        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 47 Saddaleback Way Ne |
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J4K4                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | Granite Counters, Kitchen Isl  |
| Appliances        | See Remarks                    |
| Heating           | Fireplace(s), Forced Air, Natu |
| Cooling           | None                           |
| Fireplace         | Yes                            |
| # of Fireplaces   | 1                              |
| Fireplaces        | Gas                            |
| Has Basement      | Yes                            |
| Basement          | Finished, Full                 |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard                                           |
| Lot Description   | Back Lane, Dog Run Fenced In, Pie Shaped Lot           |
| Roof              | Asphalt Shingle                                        |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                                        |

### Additional Information



|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2024 |
| Days on Market | 150                 |
| Zoning         | R-1N                |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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