

# \$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	177
Zoning	R-1N

**Listing Details**

Listing Office	URBAN-REALTY.ca
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