

# \$539,999 - 103 Saddlemont Way Ne, Calgary

MLS® #A2258173

**\$539,999**

3 Bedroom, 2.00 Bathroom, 1,401 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this immaculate two-storey home with a 22x22 double detached garage offering the perfect blend of comfort, style, and functionality.

The main floor boasts a bright, open layout featuring a spacious great room with a cozy gas fireplace. The kitchen is thoughtfully designed with a large island and eating bar, pantry, and direct access to a 20' x 12' deck that overlooks the beautifully landscaped, fully fenced backyard. The dining area provides flexible space, ideal for either a formal dining room or a casual kitchen table setup to fit your lifestyle.

Upstairs, you'll find a generous primary bedroom along with two additional bedrooms perfect for family, guests, or a home office. The unspoiled basement, complete with bathroom rough-in, is ready for your personal touch.

Key features and upgrades include:

- Class 4 impact-resistant shingles (installed 2024)

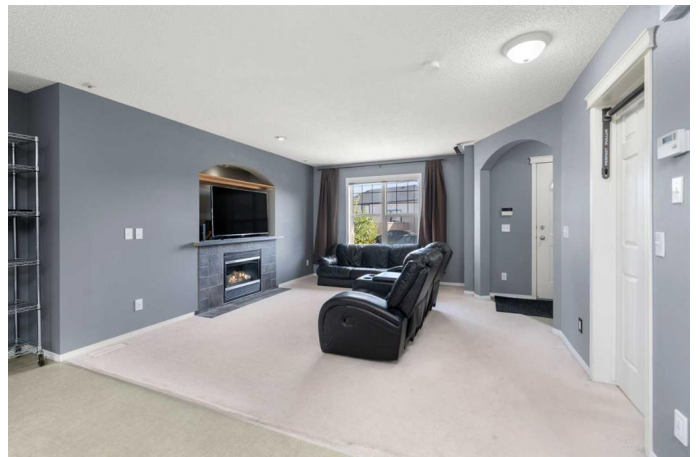
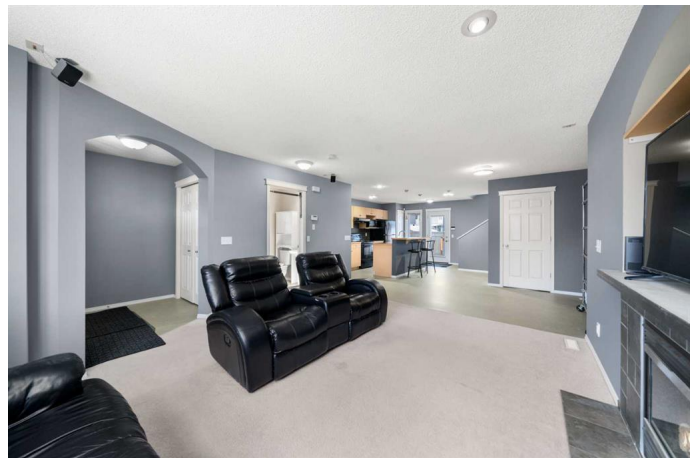
- 240 wiring in the garage with 9' overhead door

- Bathroom rough-in for future basement development

- Non-smoking, pet-free home

Meticulously maintained and truly move-in ready, this property is a standout opportunity.

Don't miss your chance book your private showing today!



Built in 2002

## Essential Information

MLS® #	A2258173
Price	\$539,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,401
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	103 Saddlemont Way Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4V3

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 20th, 2025
Zoning	R-G

**Listing Details**

Listing Office	eXp Realty
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