

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

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 138

Zoning R-1N

### **Listing Details**

Listing Office URBAN-REALTY.ca

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.