

# \$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 133

Zoning R-1N

### **Listing Details**

Listing Office URBAN-REALTY.ca

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