

# \$499,900 - 34 Saddlemead Close Ne, Calgary

MLS® #A2205018

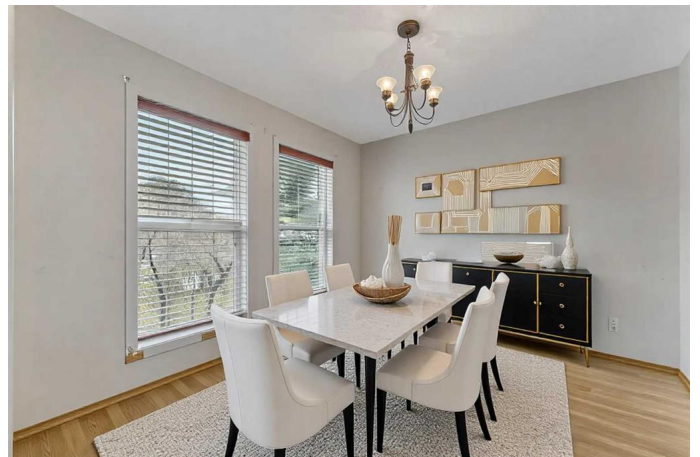
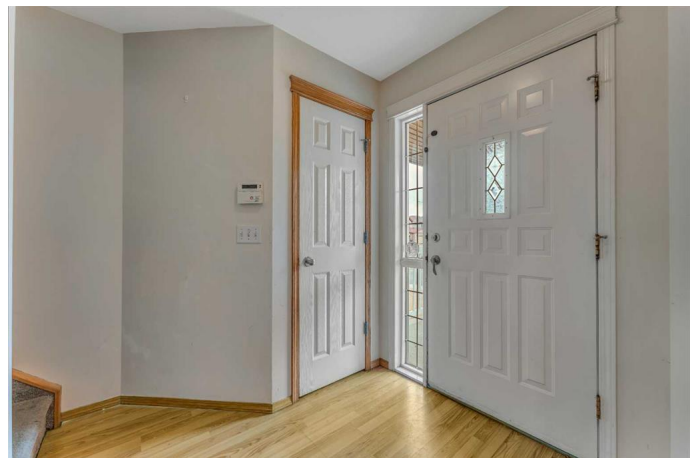
**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,427 sqft  
Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

DETACHED UNDER \$500k | 4 BEDROOMS | FULLY-FINISHED 2 STOREY | DETACHED HOME | DOUBLE DETACHED GARAGE | FULL-WIDTH REAR DECK | OUTSTANDING LOCATION " WALK TO SCHOOLS, PARKS, SADDLETOWN STATION, SHOPS, GROCERIES, PATHWAYS AND MORE!

Incredible location for this 4 bedroom spacious, detached home with a double car garage, perfect for investors, flippers or handy homeowners! Walk to schools, parks, transit and amenities plus just a quick 5 minute drive to the always popular Genesis Centre. This charming community embraces the outdoors with an extensive pathway system that winds around tranquil wetlands and beautiful parks. Inside this quiet sanctuary is an open and bright floor plan with well appointed rooms. Sunny west exposure streams natural light into the dining room with clear sightlines into the kitchen, impeccable for entertaining. Culinary creativity is inspired in the well laid out kitchen featuring stainless steel appliances and a breakfast bar overlooking the living room. Sit back and relax in front of the gas fireplace in the inviting living room or head out to the full-width rear deck for a seamless indoor/outdoor lifestyle. A handy powder room completes this level. Upstairs, the primary bedroom is a true owner's sanctuary thanks to the large walk-in closet and private ensuite. 2 additional bedrooms and another full bathroom are also on this level. The massive rec room in the finished basement



can easily be divided by furniture to create separate zones for media, games, fitness, work and play. Further adding to your convenience is a 4th guest bedroom. Host casual barbeques on the expansive back deck or spend lazy weekends lounging nestled amongst low-maintenance landscaping and the double car garage. This home has it all â€“ a spacious fully finished floor plan, great outdoor spaces, enclosed parking and an outstanding location making it very deserving of a little TLC and sweat equity. Come see for yourself!

Built in 2001

### **Essential Information**

MLS® #	A2205018
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,427
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	34 Saddlemead Close Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4M6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	9
Zoning	R-G

### **Listing Details**

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.