

\$610,000 - 96 Saddleback Way Ne, Calgary

MLS® #A2233574

\$610,000

4 Bedroom, 3.00 Bathroom, 1,122 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

BASEMENT SUITE (illegal) | NEW HAIL

RESISTENT STUCCO | VEGETABLE

GARDENS | Charming 2-Storey Home with

Basement Suite & Sun-Kissed Gardens

Lovingly Maintained for 25 Years – A Rare

Opportunity! Welcome to your new

sanctuary—a spacious 1,122 sq ft, two-storey

haven with a fully finished basement suite

(illegal), perfect for extended family, guests, or

rental income. This home was built for living,

loving, and growing, inside and out. Step

inside to an inviting open-concept main floor

living room / dining / kitchen adorned with

hardwood flooring and elegant granite

countertops—ideal for cooking and

entertaining and there is also a 2 piece

washroom. With three comfortable bedrooms

upstairs, every member of the family has

space to call their own. The basement features

a one-bedroom suite convenient for extra

family featuring, kitchen, dining, living room,

bedroom and a 4-piece bath. The basement

was developed with a city permit. The

detached garage boasts a new, high-quality

epoxy floor finish and a new premium

overhead gas furnace and insulated and

drywalled, making it a year-round workshop or

car haven. Your Private Garden Oasis Imagine

harvesting your own organic vegetables from

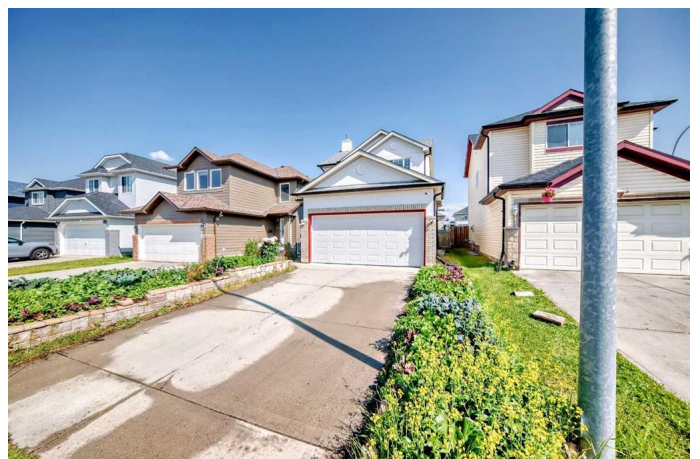
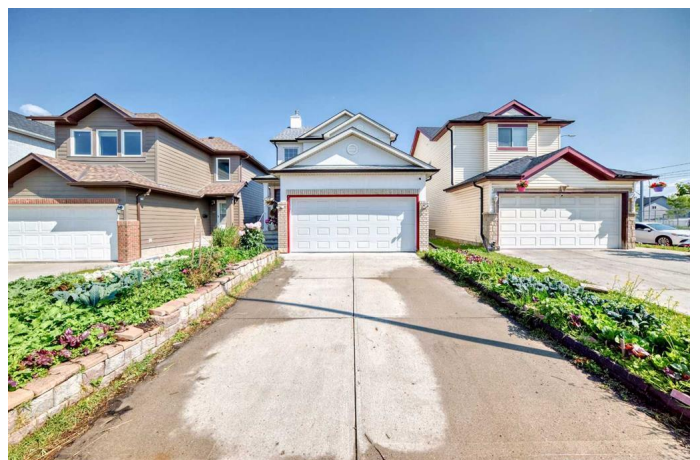
lush gardens that provide four months of fresh

produce—free, healthy, and right at your

doorstep. No grocery store can match the

taste, or the joy of food grown in your own

backyard. Bask in Natural Light With sunny



east-to-south exposure, your bedroom becomes a true retreat. Even on the coldest days of winter (yes, even at -20Â°C!), you can soak up the warmth of the morning sunâ€”a luxury youâ€™ll find nowhere else. Why Iâ€™ve Loved This Home for 25 Years? The unbeatable comfort of winter sunbaths in the bedroom, making every morning a pleasure, no matter the weather. The abundance of organic vegetables from my garden kept me healthy and happy for four months every year. Thoughtful upgradesâ€”like the hail-resistant stucco, new roof, and premium garageâ€”mean real value and peace of mind. Leaving this home is bittersweet, because no other place has offered such warmth, bounty, or joy. If youâ€™re looking for a home that truly cares for youâ€”body, mind, and spiritâ€”this is the one. Upgrades and Highlights -Hail-resistant stucco (2 years old) and a new roof (2 years old) offer peace of mind for years to come. Ready for your next chapter? Letâ€™s make it happen. Rock on!

Built in 2000

Essential Information

MLS® #	A2233574
Price	\$610,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,122
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	96 Saddleback Way Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4K5

Amenities

Parking Spaces	2
Parking	Driveway, Heated Garage, Single Garage Attached
# of Garages	1

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 23rd, 2025
Days on Market	2
Zoning	R-G

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® 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.