

# \$665,000 - 31 Saddlemont Manor Ne, Calgary

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MLS® #A2236171

**\$665,000**

5 Bedroom, 4.00 Bathroom, 1,725 sqft

Residential on 0.15 Acres

Saddle Ridge, Calgary, Alberta

Finally the home you have been waiting for open concept of living space! The pictures above are from when the house was empty. The house is now furnished, but it looks exactly the same. No changes done! The GRANDE foyer boasts high CATHEDRAL ceilings, BEAUTIFUL rod iron railing. The dinning room is perfect for formal dinners or family gatherings. The NEW LAMINATE FLOORING will lead you into the OPEN kitchen and family room. The South West facing PIE SHAPE yard with a MASSIVE DECK is perfect for entertaining and keeping the kids or pets safe and active. The second floor features 2 bedrooms, one full bathroom, and an enormous master bedroom with full ensuite and walk in closet. Save the best for last, a SEPARATE PRIVATE ENTRANCE to the FULLY DEVELOPED basement. NEW TILE floors, 2 large bedrooms with large windows, 1 bathroom and large living area is a great start. All it needs is your style of kitchen.. New Furnace New Roof 2025 Central Air Conditioned. Basement is currently rented to 3 students for \$1,350/monthly including utilities. Please Book your showing today!

Built in 2004

## Essential Information

MLS® #                    A2236171

Price                     \$665,000



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,725       |
| Acres          | 0.15        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 31 Saddlemont Manor Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 4Z5                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, Pantry, See Remarks      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator |
| Heating           | Forced Air, Natural Gas                  |
| Cooling           | Central Air                              |
| Fireplace         | Yes                                      |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas                                      |
| Has Basement      | Yes                                      |
| Basement          | Full, Suite                              |

### **Exterior**

|                   |                |
|-------------------|----------------|
| Exterior Features | Playground     |
| Lot Description   | Pie Shaped Lot |

|              |                        |
|--------------|------------------------|
| Roof         | Asphalt Shingle        |
| Construction | Concrete, Vinyl Siding |
| Foundation   | Poured Concrete, Wood  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 6              |
| Zoning         | R-G            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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