

# \$539,999 - 103 Saddlemont Way Ne, Calgary

MLS® #A2258173

**\$539,999**

3 Bedroom, 2.00 Bathroom, 1,401 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this immaculate two-storey home with a 22x22 double detached garage offering the perfect blend of comfort, style, and functionality.

The main floor boasts a bright, open layout featuring a spacious great room with a cozy gas fireplace. The kitchen is thoughtfully designed with a large island and eating bar, pantry, and direct access to a 20' x 12' deck that overlooks the beautifully landscaped, fully fenced backyard. The dining area provides flexible space, ideal for either a formal dining room or a casual kitchen table setup to fit your lifestyle.

Upstairs, you'll find a generous primary bedroom along with two additional bedrooms perfect for family, guests, or a home office. The unspoiled basement, complete with bathroom rough-in, is ready for your personal touch.

Key features and upgrades include:

- Class 4 impact-resistant shingles (installed 2024)

- 120 wiring in the garage with 9' overhead door

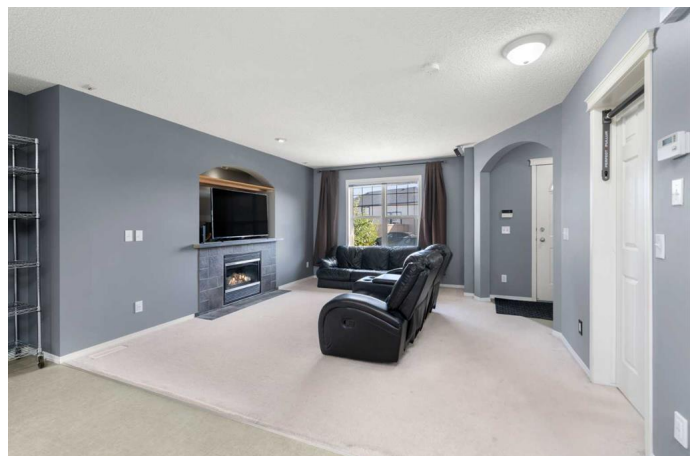
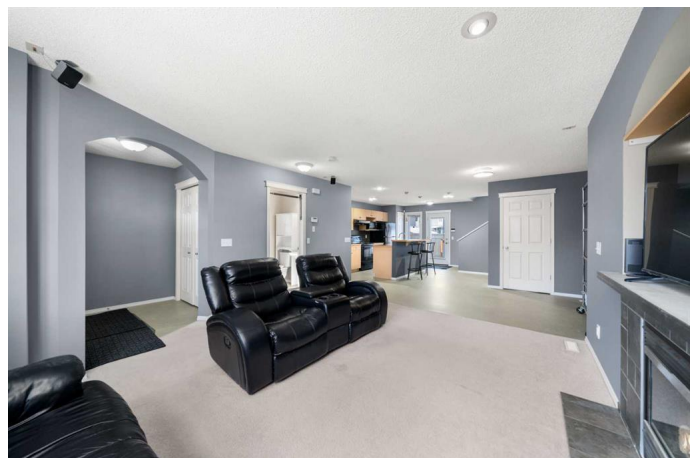
- Bathroom rough-in for future basement development

- Non-smoking, pet-free home

Meticulously maintained and truly move-in ready, this property is a standout opportunity.

Don't miss your chance book your private showing today!

Built in 2002



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258173    |
| Price          | \$539,999   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,401       |
| Acres          | 0.08        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 103 Saddlemont Way Ne |
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J4V3                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Gas                                                                                              |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Unfinished                                                                                 |

**Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Yard                                                 |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                              |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 11                   |
| Zoning         | R-G                  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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