



GRASSROOTS
REALTY GROUP

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39 Saddleridge Close NE
Calgary, Alberta

MLS # A2219036



\$649,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,735 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	2-24-3-W5
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to this exceptional two-storey home, ideally located in the heart of Saddleridge—one of Calgary’s most desirable communities. Saddleridge has become a hotspot for families, investors, and young buyers alike, thanks to its established schools, convenient access to public transit, and proximity to numerous amenities—all within walking distance. Tucked away on a quiet street just steps from a park, this property offers a family-friendly setting and over 1735.27 square feet of beautifully developed living space, including four bedrooms and three spacious living areas. The heart of the home is a timeless kitchen featuring quartz countertops, stainless steel appliances, ample cabinetry, a walk-in pantry, and an oversized island perfect for both cooking and entertaining. Adjacent to the kitchen, you’ll find a formal dining area and a cozy living room with a gas fireplace, creating a warm and welcoming atmosphere. The main floor also includes a convenient powder room and laundry area. Upstairs, the primary retreat boasts a four-piece ensuite and a walk-in closet, while two additional bedrooms, a four-piece bathroom, and a generous bonus room offer flexible living options for growing families. The fully finished basement adds even more versatility with a large recreation room, an additional bedroom, and a three-piece bathroom—ideal for guests or multi-generational living. Pride of ownership shines throughout this home, and the south-facing backyard with a large deck is perfect for summer evenings and entertaining. With easy access to shopping, the C-Train, the YMCA, and Calgary International Airport, Saddleridge is a vibrant, connected community—the perfect place to call home.