



GRASSROOTS
REALTY GROUP

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39 Saddlemont Manor NE Calgary, Alberta

MLS # A2246529

\$579,500



Division:	Saddle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,283 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: NONE

Welcome to this beautifully maintained four-level split, ideally located in the vibrant, family-friendly community of Northeast Calgary. Designed with both comfort and practicality in mind, this home offers generous living space, a functional layout, and exciting potential for future development—perfect for growing families or savvy buyers. Step inside to a bright, open main floor, where vaulted ceilings and large windows fill the living room with natural light. The adjoining kitchen features ample cabinetry, a double sink with garburator, and a seamless connection to the dining area—ideal for everyday living and entertaining. Upstairs, you’ll find two spacious bedrooms, including a large primary retreat with a four-piece ensuite and relaxing jetted tub. A second full bathroom serves the additional bedroom. The lower level offers a cozy bonus room with a beautiful fireplace, plus a third bedroom—perfect for guests, teens, or a home office. In early 2025, the home received a complete roof replacement, new gutters, and repaired vinyl siding after hail damage—giving you peace of mind for years to come. The unfinished basement provides endless possibilities, whether you envision an extra bedroom, bathroom, or recreation area. Additional highlights include central air conditioning, a detached garage, a low-maintenance landscaped backyard, and a large deck for summer gatherings. With schools, parks, shopping, and transit nearby, convenience is at your doorstep. Bright, spacious, and move-in ready—this home is a rare find. Book your private showing today!