



GRASSROOTS
REALTY GROUP

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39 Saddlemont Manor NE Calgary, Alberta

MLS # A2253763



\$552,500

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,428 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	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: N/A

Welcome to this well-cared-for four-level split, perfectly situated in the vibrant and family-friendly community of Northeast Calgary. Blending comfort with practicality, this home offers a spacious layout, functional design, and exciting potential for future development—an ideal choice for growing families or savvy buyers. The main floor greets you with vaulted ceilings and oversized windows that fill the living room with natural light. The adjoining kitchen provides abundant cabinetry, a double sink with garburator, and a seamless flow into the dining area—perfect for both everyday living and entertaining. Upstairs, you’ll find two generous bedrooms, including a large primary retreat with a four-piece ensuite featuring a relaxing jetted tub. A second full bathroom completes this level. The third level offers a cozy bonus room with a charming fireplace, along with an additional bedroom that’s ideal for guests, teens, or a home office. Recent updates in early 2025 include a brand-new roof, new gutters, and repaired vinyl siding after hail damage—giving you peace of mind for years ahead. The unfinished basement adds exciting possibilities, whether you’re looking to create an extra bedroom, bathroom, or recreation space. Additional features include central air conditioning, a detached garage, a low-maintenance landscaped backyard, and a spacious deck for summer gatherings. With schools, parks, shopping, CPS district office and CFD station and transit all nearby, this move-in-ready home offers comfort, convenience, and great value. Book your private showing today!