



**GRASSROOTS**  
REALTY GROUP

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**39 Saddlemont Manor NE**  
**Calgary, Alberta**

**MLS # A2260865**



**\$520,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,425 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Off Street, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape		

**Heating:** Central, Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** Garage Control, Window Coverings

Welcome to this bright and spacious 4-level split in the heart of Saddle Ridge. Located 3 min to grocery store, restaurant, parks, 5 min from Saddletown Station and 4 min from schools - its perfectly designed for convenience, comfort and family living. This move-in-ready home offers 1,424 sqft. of functional space, featuring soaring vaulted ceilings, oversized windows with coverings, and a thoughtful layout that blends style with practicality. The main floor showcases an inviting living room filled with natural light, a well-equipped kitchen with plenty of cabinetry, and a dining area ideal for everyday meals. Upstairs, discover two generous bedrooms, including a primary retreat with a 4-piece ensuite and relaxing jetted tub. On the lower level, enjoy a cozy family room anchored by a charming gas fireplace, an additional bedroom that works perfectly as a guest room, office, or teen space plus a walkout access to deck. The basement remains unfinished with a lot of storage space and also offering endless potential for a future development for additional bedroom, bathroom, rec room, or gym. Recent updates includes a brand-new roof, gutters/downspouts and siding repairs in 2025 - providing peace of mind for years ahead. Additional highlights include central A/C, a Single oversized detached garage, low-maintenance fenced yard, and a spacious deck for summer entertaining. This property is the perfect balance of location, lifestyle, and long-term potential. Don't miss your chance to call this beautiful home yours.