



GRASSROOTS
REALTY GROUP

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39 Saddleridge Close NE
Calgary, Alberta

MLS # A2264832



\$629,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,709 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:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions:	N/A
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Welcome to this stunning two-storey detached home located in the highly sought-after community of Saddle Ridge, Northeast Calgary — just minutes away from the Calgary International Airport and Savanna Plaza, offering convenience and accessibility to shopping, dining, and transit. As you enter, you're greeted by a spacious foyer that sets the tone for the home's bright and welcoming atmosphere. The open-concept main floor features a large living area with a cozy gas fireplace and expansive windows that fill the space with abundant natural light. The modern kitchen is thoughtfully designed with quartz countertops, ample cabinetry, and a walk-through pantry that seamlessly connects to the laundry area, mudroom, and garage access — combining functionality with style. Upstairs, you'll find a bright and spacious bonus room perfect for family gatherings or a home office. The primary bedroom offers a relaxing retreat with a four-piece ensuite, complemented by two additional generously sized bedrooms and another four-piece main bathroom. The fully finished basement expands your living space with a large recreation room, one bedroom, and a three-piece bathroom — ideal for guests or extended family. Step outside to enjoy a fully fenced backyard complete with a deck, perfect for barbecue evenings and outdoor entertaining. This beautifully maintained home combines comfort, elegance, and practicality — the perfect opportunity for families seeking space and convenience in one of Calgary's most vibrant communities.