



**2 Saddleland Way NE  
Calgary, Alberta**

**MLS # A2291806**



**\$624,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,783 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn, No Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** Sauna in Basement

Welcome to this well-maintained corner lot home in the vibrant community of Saddleridge! This property offers numerous recent updates, including a new roof (2025), new furnace and A/C (2025), and a beautifully updated kitchen featuring new cabinets and quartz countertops. The home also features updated bathrooms, some newer windows, and vinyl siding replaced within the last 6 years, giving the exterior a refreshed look. The fully developed basement includes a spacious primary bedroom retreat, perfect for added privacy or multi-generational living. Additional highlights include a sauna in the basement for relaxation and a standing freezer in the garage for extra storage convenience. Situated just minutes from schools, parks, shopping, and transit, this home is located in the highly desirable Saddleridge community known for its family-friendly atmosphere and excellent amenities. A fantastic opportunity for families or investors alike!