31 Saddleback Way NE
Calgary, Alberta

MLS # A2288124

$685,000

Division:	Saddle Ridge			
Type:	Residential/House			
Style:	2 Storey			
Size:	1,439 sq.ft.	**Age:**	2001 (25 yrs old)	
Beds:	4	**Baths:**	3 full / 1 half	
Garage:	Double Garage Attached			
Lot Size:	0.07 Acre			
Lot Feat:	Back Lane, Back Yard, Rectangular Lot			

Heating:	Forced Air	**Water:**	-	
Floors:	Carpet, Vinyl	**Sewer:**	-	
Roof:	Asphalt Shingle	**Condo Fee:**	-	
Basement:	Full	**LLD:**	-	
Exterior:	Wood Frame	**Zoning:**	R-G	
Foundation:	Poured Concrete	**Utilities:**	-	

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Inclusions: N/A

RENOVATED MASTERPIECE IN SADDLE RIDGE! Welcome to 31 Saddleback Way, a stunning 2-storey home where every major detail has been meticulously upgraded for total peace of mind. MECHANICAL & EXTERIOR PEAK PERFORMANCE: This home is essentially "like-new" with a New Roof (2024), New Gutters (2024), and a high-efficiency Furnace and Hot Water Tank (2022). Enjoy year-round comfort with Central Air Conditioning and the convenience of a Central Vacuum system. The exterior is completed with a private fenced yard, a New 2022 Storage Shed, and a BBQ Gas Outlet for summer hosting. DESIGNER INTERIOR UPGRADES: Step inside to find a modern oasis featuring Brand New Washrooms with custom granite and designer faucets. The chef-inspired kitchen shines with Premium Granite Countertops, a new hood fan, and Brand New 2022 Appliances. To ensure long-lasting quality, Custom MDF Cabinetry Work has been installed throughout the entire house, providing a flawless, seamless finish specifically built to resist Calgary’s dry climate. PRIME LOCATION & LIFESTYLE: Enjoy the cozy ambiance of the Gas Fireplace, new designer lighting, fresh doors, and custom blinds throughout. You are perfectly situated within walking distance to the Saddletowne LRT, Genesis Centre, and Nelson Mandela High School. Move-in ready with unmatched quality—this is the one you have been waiting for!