

2 Saddleland Way NE
Calgary, Alberta

MLS # A2291806



\$624,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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!