

# \$897,900 - 40 Saddlestone Way Ne, Calgary

MLS® #A2237343

**\$897,900**

5 Bedroom, 4.00 Bathroom, 2,631 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this Beautiful House 5 Bedroom and 4 Full Washroom House, 34-Foot Wide Conventional Home in the Heart of Saddleridge – a Rare Find! This beautifully upgraded home truly has it all. As you step inside, you™re greeted by a spacious Living Room and an elegant Formal Dining Room, all beneath soaring high ceilings that make a lasting impression.

The main floor boasts a bright Living Room, Formal Dining Room, cozy Family Room, a full Bathroom, and a versatile Bedroom – perfect for guests or multi-generational living. The centerpiece is a fully upgraded Chef™s Kitchen featuring ceiling-height cabinets, granite countertops, a large island, stainless steel appliances, and a walk-in pantry. A separate Spice Kitchen and cozy Nook add both function and flair.

Upstairs, you™ll find four generously sized Bedrooms, including two luxurious Primary Suites, each with its own Ensuite and walk-in closet. A spacious Laundry Room, a Main Bathroom, and a central Loft area complete the upper level.

The unfinished basement with a separate side entrance is ready for your personal touch and future development. Located close to shopping, parks, and all essential amenities – this is a prime location you don™t want to miss.



Built in 2022

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2237343    |
| Price          | \$897,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,631       |
| Acres          | 0.09        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 40 Saddlestone Way Ne |
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 2C9               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound |
| Appliances        | Dishwasher, Dryer, Electric Stove, Oven-Built-In, Range Hood, Refrigerator, Stove(s), Washer, ENERGY STAR Qualified Appliances                                                                                         |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                                                               |
| Cooling           | Full                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                                      |

|              |                                  |
|--------------|----------------------------------|
| Fireplaces   | Gas                              |
| Has Basement | Yes                              |
| Basement     | Exterior Entry, Full, Unfinished |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 97             |
| Zoning         | R-G            |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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