

# \$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 | 98             |
| Zoning         | R-G            |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.