

\$579,500 - 39 Saddlemont Manor Ne, Calgary

MLS® #A2246529

\$579,500

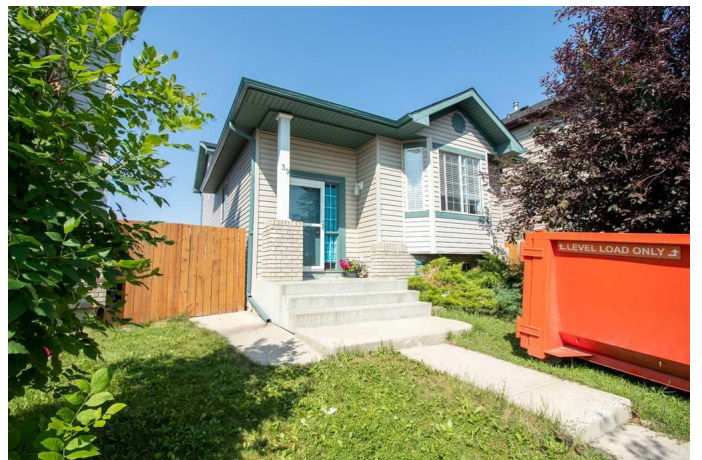
2 Bedroom, 2.00 Bathroom, 1,283 sqft
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautifully maintained four-level split, ideally located in the vibrant, family-friendly community of Northeast Calgary. Designed with both comfort and practicality in mind, this home offers generous living space, a functional layout, and exciting potential for future development—perfect for growing families or savvy buyers. Step inside to a bright, open main floor, where vaulted ceilings and large windows fill the living room with natural light. The adjoining kitchen features ample cabinetry, a double sink with garburator, and a seamless connection to the dining area—ideal for everyday living and entertaining.

Upstairs, you'll find two spacious bedrooms, including a large primary retreat with a four-piece ensuite and relaxing jetted tub. A second full bathroom serves the additional bedroom. The lower level offers a cozy bonus room with a beautiful fireplace, plus a third bedroom—perfect for guests, teens, or a home office.

In early 2025, the home received a complete roof replacement, new gutters, and repaired vinyl siding after hail damage—giving you peace of mind for years to come. The unfinished basement provides endless possibilities, whether you envision an extra bedroom, bathroom, or recreation area. Additional highlights include central air conditioning, a detached garage, a



low-maintenance landscaped backyard, and a large deck for summer gatherings. With schools, parks, shopping, and transit nearby, convenience is at your doorstep. Bright, spacious, and move-in ready—this home is a rare find. Book your private showing today!

Built in 2003

Essential Information

MLS® #	A2246529
Price	\$579,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,283
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	39 Saddlemont Manor Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4Z5

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window

	Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	1
Zoning	R-G

Listing Details

Listing Office	CIR Realty
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