

# \$609,999 - 123 Saddlemont Manor Ne, Calgary

MLS® #A2219077

**\$609,999**

4 Bedroom, 3.00 Bathroom, 1,302 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

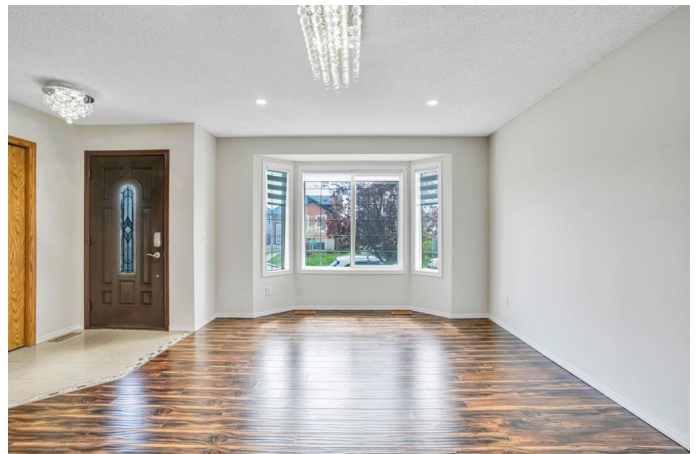
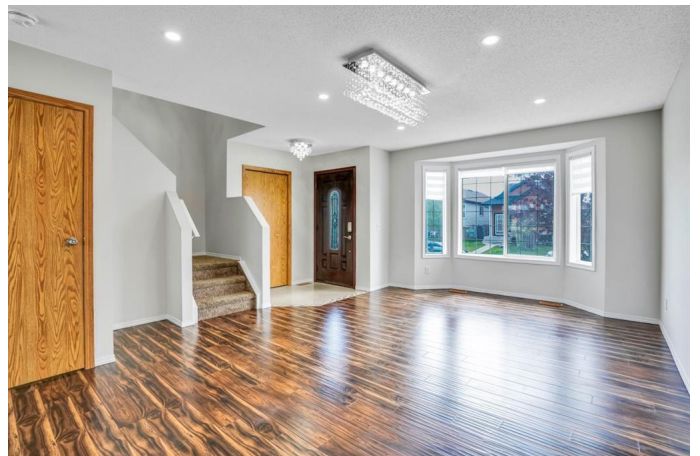
Welcome to 123 Saddlemont Manor N.E. Calgary, A spectacular, move-in-ready home nestled in the heart of the thriving and family-friendly community of Saddle Ridge. This beautiful property offers the perfect balance of comfort, style, and everyday convenience, making it an ideal choice for families, first time buyers, or savvy investors looking for a turnkey opportunity.

As you step inside, youâ€™re greeted by a spacious and inviting living room featuring a large front-facing window that brings in an abundance of natural light, creating a warm and welcoming ambiance. Whether youâ€™re hosting guests or enjoying a quiet evening at home, this space offers the perfect backdrop.

The main floor also features a well-appointed kitchen equipped with stunning granite countertops, elegant cabinetry, and a full set of appliances â€“ including a garburator for added convenience. Adjacent to the kitchen is a designated dining area, thoughtfully positioned beside sliding patio doors that fill the space with even more natural light and provide direct access to the backyard â€“ perfect for indoor-outdoor entertaining.

A convenient 2-piece washroom completes the main floor, ideal for daily use and guest access.

Heading upstairs, youâ€™ll appreciate the



stylish chandelier that adds a touch of elegance to the stairway. At the top of the stairs, the spacious primary suite awaits â€“ complete with a walk-in closet and ample room for a king-size bed and additional furnishings. The upper level also includes two additional bedrooms and a well designed 4-piece bathroom, offering space and flexibility for a growing family.

The fully finished basement takes this home to the next level. Whether youâ€™re looking for additional living space, a recreation area, or potential rental income, this basement delivers. It features a second, modern kitchen with a mini fridge, microwave, stovetop, and sink â€“ all beautifully complemented by custom cabinetry and a stylish backsplash. The open-concept layout offers a large multipurpose area perfect for family movie nights, games, or entertaining. Youâ€™ll also find a full 3-piece bathroom with a stand up shower and a generously sized bedroom complete with its own closet â€“ ideal for guests, extended family, or tenants.

Step outside to the beautifully designed backyard, where a large wood deck is ready for summer BBQs and family gatherings. The double detached garage at the rear of the home offers secure parking and additional storage.

To top it all off, the exterior of the home has recently been refreshed with a BRAND NEW ROOF AND BRAND NEW SIDING (2025), showcasing pride of ownership and reducing future maintenance concerns for the new homeowner.

Saddle Ridge is a dynamic and welcoming neighborhood offering everything you need within reach - including schools, parks, shopping centers, public transit, restaurants,

and more.

Whether youâ€™re a first-time buyer, a growing family or an investor seeking a well maintained property, 123 Saddlemont Manor N.E. is ready for you!

Built in 2002

**Essential Information**

MLS® #	A2219077
Price	\$609,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,302
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	123 Saddlemont Manor Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4Z5

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Chandelier, Granite Counters, Kitchen Island, No Animal Home, No
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	Smoking Home, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Electric Cooktop, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	48
Zoning	R-G

## Listing Details

Listing Office	Century 21 Bravo Realty
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