

# \$629,900 - 13 Saddlemont Grove Ne, Calgary

MLS® #A2229056

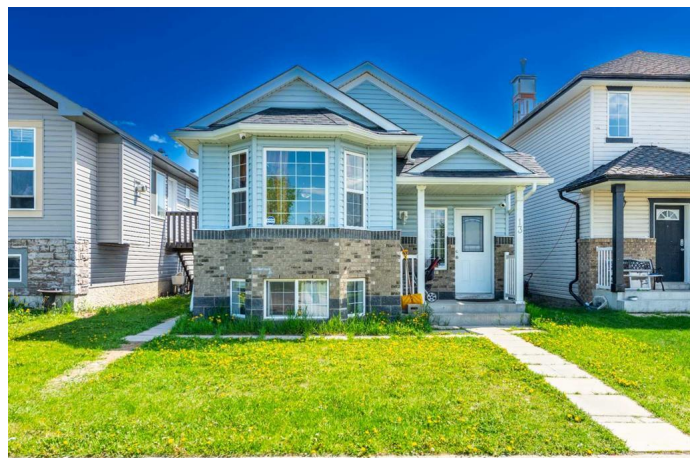
**\$629,900**

5 Bedroom, 3.00 Bathroom, 1,086 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Incredible Location | Bi-level | 3 Bedroom Basement Suite(illegal) | 3 Main Level Bedrooms | 1,105 SqFt | Vaulted Ceilings | Open Floor Plan | Stainless Steel Appliances | Large Windows | Great Natural Lighting | Shared Lower Level Laundry | Separate Door to Basement Suite(illegal) | Great Basement Floor Plan | Large Backyard | Alley Access | OPP TO PLAY GROUND |Additional On Street Parking. This bi-level home is situated in the heart of amazing community of Saddleridge in front of play ground and has lots to offer. The main level features a total of 3 bedrooms and 1.5 bathrooms including the primary bedroom that has its 2pc ensuite and a walk-in closet. The kitchen, dining room and living room sit in a close proximity to one another. The kitchen is outfitted with granite countertops, stainless steel appliances and ample cupboard space. The vaulted ceilings and large windows emphasize the living space in this home. The shared laundry is situated on the lower level between the main and upper levels. This well-kept home additionally has a fully finished 3 bedroom Basement suite(illegal) with a separate entry. The basement is fully developed to contain THREE well-sized bedrooms, living room, 4pc bathroom, kitchen and dining room. Laundry room, storage and utility room complete the lower level. This home is perfectly located STEPS from Saddleridge Elementary school, multiple bus stops, multiple parks, Saddletowne Circle and Genesis Centre. Call



to book your private tour!

Built in 2003

### **Essential Information**

MLS® #	A2229056
Price	\$629,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,086
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	13 Saddlemont Grove Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4V1

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features	Playground
Lot Description	Back Lane, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	30
Zoning	R-1N

**Listing Details**

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.