

# \$665,000 - 31 Saddlemont Manor Ne, Calgary

---

MLS® #A2236171

**\$665,000**

5 Bedroom, 4.00 Bathroom, 1,725 sqft

Residential on 0.15 Acres

Saddle Ridge, Calgary, Alberta

Finally the home you have been waiting for open concept of living space! The pictures above are from when the house was empty. The house is now furnished, but it looks exactly the same. No changes done! The GRANDE foyer boasts high CATHEDRAL ceilings, BEAUTIFUL rod iron railing. The dinning room is perfect for formal dinners or family gatherings. The NEW LAMINATE FLOORING will lead you into the OPEN kitchen and family room. The South West facing PIE SHAPE yard with a MASSIVE DECK is perfect for entertaining and keeping the kids or pets safe and active. The second floor features 2 bedrooms, one full bathroom, and an enormous master bedroom with full ensuite and walk in closet. Save the best for last, a SEPARATE PRIVATE ENTRANCE to the FULLY DEVELOPED basement. NEW TILE floors, 2 large bedrooms with large windows, 1 bathroom and large living area is a great start. All it needs is your style of kitchen.. New Furnace New Roof 2025 Central Air Conditioned. Basement is currently rented to 3 students for \$1,350/monthly including utilities. Please Book your showing today!

Built in 2004

## Essential Information

MLS® #                    A2236171

Price                      \$665,000



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,725
Acres	0.15
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	31 Saddlemont Manor Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4Z5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, Pantry, See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Playground
Lot Description	Pie Shaped Lot

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete, Wood

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	14
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.