

# \$579,786 - 37 Saddlestone Gate Ne, Calgary

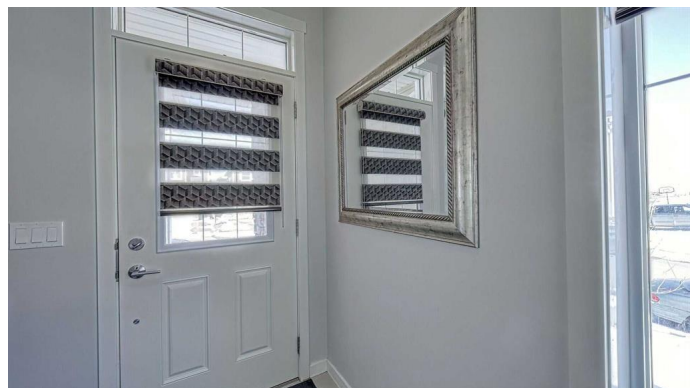
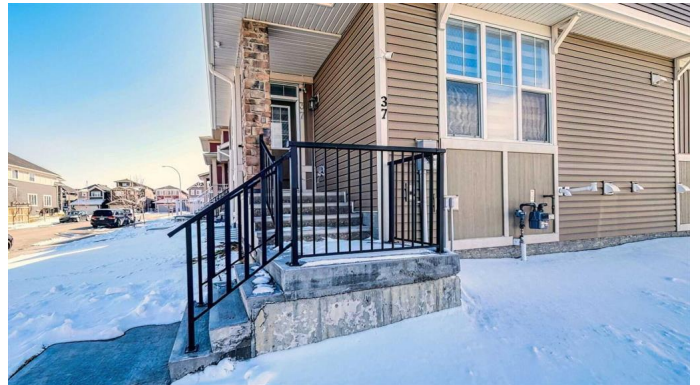
MLS® #A2208243

**\$579,786**

3 Bedroom, 3.00 Bathroom, 1,520 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Very beautiful and Classy home that shows pride of ownership. Thoughtfully designed with Style and comfort in mind. This half duplex home on a corner lot offers 3 bedrooms, 2 and 1/2 bathrooms, a separate entrance, and lots of upgrades and conveniences for you to enjoy. You will get a welcoming feel as you enter the home full of natural light from the big windows. The main floor features: 9 FT. ceilings, Luxury Vinyl planking flooring, a large Living Room, Spacious Dining room, and a Den/Office. Impressive and functional Gourmet Kitchen with a large island, Quartz countertops, Upgraded Stainless Steel appliances, and lots of beautiful Designer Series light beige cabinets and a Pantry too. The microwave has a 5-year warranty. There is a 2 piece guest bathroom and Laundry space on this floor as well. The upper level offers more Comfort and Luxury. The Primary bedroom has an extra large walk-in closet and a 4 piece Ensuite. 2 more very good-sized bedrooms on this floor. Another full bathroom on this floor. All bathrooms have quartz counters, floor tiles. A separate walk-up entrance to the unfinished 9FT basement with 2 big windows and a rough-in for a bathroom for your future plans. Double Detached garage and lots of street parking too. New Roof, Gutters, Siding and New garage door- only few months old. Security Cameras are included. Furniture is for sale as a separate option. Located in the popular community of Saddlestone, you are close to Genesis Rec



Center, Public Library, Parks, green space, walking pathways, shopping, fine and casual dining, Calgary Airport, and several major routes. Excellent value is offered in this home for you to enjoy.

Built in 2017

### **Essential Information**

MLS® #	A2208243
Price	\$579,786
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,520
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	37 Saddlestone Gate Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0W3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
-------------------	---

Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	20
Zoning	R-2M

## Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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.