

19 Saddlemont Way NE
Calgary, Alberta

MLS # A2238135



\$499,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	823 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: n/a

Discover this beautifully maintained bi-level home, perfectly located within walking distance to Saddletowne Circle. Enjoy the convenience of nearby amenities including Shoppers Drug Mart, grocery stores, gas stations, restaurants and a variety of retail shops—all just steps away. Nestled in a peaceful, family-friendly neighborhood, this spacious home offers comfort, versatility and charm. The main floor welcomes you with a bright and open living room featuring vaulted ceilings, seamlessly connected to a well-appointed kitchen with ample cabinetry and a cozy dining area. This level also includes a generous primary bedroom, a 4-piece bathroom and a second good-sized bedroom with a patio door that opens onto a large west-facing deck—perfect for your morning coffee or evening BBQs. The fully finished lower level has its own exterior side entrance and includes a large bedroom, full bathroom, second kitchen and shared laundry area. Step outside to a fully fenced backyard, offering a private space to relax, entertain and enjoy warm summer evenings. With its unbeatable location and potential, this home is a rare find in today's market. Don't miss your chance—schedule a private showing with your favorite realtor today before it's gone!