

**132 Saddletree Close NE
Calgary, Alberta**

MLS # A2278465

\$685,000



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|------------------|---|---------------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,779 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Garage Door Opener, Garage Faces Front | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Garden, No Neighbours Behind | | |

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| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: Closet(s) | Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In | | |
| Inclusions: | N/A | | |

Are you looking for the ideal home in NE Calgary—steps from a school, backing onto green space, with no neighbours behind? Welcome to this spacious, thoughtfully designed two-storey home, the kind of space your family can truly settle into and grow. ***LIST PRICE IS \$8,500 BELOW THE 2025 CITY ASSESSED VALUE*** This beautifully maintained 3-bedroom, 2.5-bath home offers one of the most sought-after lot features: backing onto green space with no neighbours behind and located just a few steps from Peter Lougheed School, this home delivers privacy, convenience, and long-term value in a welcoming community. Step inside to a bright, functional layout designed for everyday living. The dining area features a stunning cantilever window, adding architectural charm, natural light, and extra space you'll love. The kitchen is thoughtfully designed with highly practical features, including mostly drawer-style lower cabinetry for effortless storage and organization. A custom blinds package adds comfort and style throughout the home. Upstairs, you'll find a spacious bonus room filled with natural light, perfect for movie nights, a play area, or a home office setup. The primary bedroom includes a walk-in closet and a 4-piece ensuite, creating the perfect place to start or end your day. Two additional generously sized bedrooms and a 4-piece main bathroom complete the upper level. The unfinished basement with roughed-in plumbing is ready for your future development, ideal for adding extra living space tailored to your needs. Enjoy peace of mind with major exterior upgrades already completed, including new rear-facing windows (2022) and a new roof (2025), improvements buyers truly value. Out back, relax and unwind with the open, private feel of the green space behind, creating the perfect setting for families, outdoor lovers, or anyone who

wants breathing room without rear neighbours. All of this is in a fantastic location close to schools, parks, shopping, transit, and everyday amenities. This is a great opportunity to own a home in NE Calgary with a rare green-space setting and smart upgrades already completed. Book a private showing with your favourite REALTOR® today!