

# \$649,900 - 48 Saddlehorn Crescent Ne, Calgary

MLS® #A2236882

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,759 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this Beautiful 2-storey home located in the heart of popular Saddle Ridge. Pride of ownership is evident throughout this well-maintained property featuring a functional layout and family-friendly upgrades. The main level boasts an open-concept kitchen and great room, ideal for entertaining. The kitchen includes oak cabinetry, a large eating bar, built-in computer desk, and an oversized pantry. The bright dining area extends to sliding patio doors that lead to a large backyard deck—perfect for summer BBQs. Upstairs, enjoy a large bonus room with ample windows and space for the whole family to relax. The primary bedroom features a spacious walk-in closet and a private 4-piece ensuite complete with a relaxing soaker tub. There are an additional two bedrooms on the upper level and a full 4-pc bathroom. Additional features include main floor laundry, an insulated double garage, and whole-home sound wiring. Fresh neutral tones throughout make this home move-in ready. Located close to schools, shopping, parks, and transit.

Built in 2001

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2236882  |
| Price     | \$649,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,759       |
| Acres          | 0.08        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 48 Saddlehorn Crescent Ne |
| Subdivision | Saddle Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 4M3                   |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 4                                                                        |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated |
| # of Garages   | 2                                                                        |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows                                |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Electric, Fireplace(s), Forced Air, Natural Gas                                                          |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Electric, Glass Doors, Mantle, Free Standing                                                             |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground, Private Yard |
|-------------------|--------------------------|

|                 |                                                                                       |
|-----------------|---------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, Interior Lot |
| Roof            | Asphalt Shingle                                                                       |
| Construction    | Stone, Wood Frame, Manufactured Floor Joist                                           |
| Foundation      | Poured Concrete                                                                       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 31             |
| Zoning         | R-G            |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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