

# \$897,900 - 40 Saddlestone Way Ne, Calgary

MLS® #A2237343

**\$897,900**

5 Bedroom, 4.00 Bathroom, 2,631 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this Beautiful House 5 Bedroom and 4 Full Washroom House, 34-Foot Wide Conventional Home in the Heart of Saddleridge – a Rare Find! This beautifully upgraded home truly has it all. As you step inside, you™re greeted by a spacious Living Room and an elegant Formal Dining Room, all beneath soaring high ceilings that make a lasting impression.

The main floor boasts a bright Living Room, Formal Dining Room, cozy Family Room, a full Bathroom, and a versatile Bedroom – perfect for guests or multi-generational living. The centerpiece is a fully upgraded Chef™s Kitchen featuring ceiling-height cabinets, granite countertops, a large island, stainless steel appliances, and a walk-in pantry. A separate Spice Kitchen and cozy Nook add both function and flair.

Upstairs, you™ll find four generously sized Bedrooms, including two luxurious Primary Suites, each with its own Ensuite and walk-in closet. A spacious Laundry Room, a Main Bathroom, and a central Loft area complete the upper level.

The unfinished basement with a separate side entrance is ready for your personal touch and future development. Located close to shopping, parks, and all essential amenities – this is a prime location you don™t want to miss.



Built in 2022

## Essential Information

MLS® #	A2237343
Price	\$897,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,631
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	40 Saddlestone Way Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2C9

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Oven-Built-In, Range Hood, Refrigerator, Stove(s), Washer, ENERGY STAR Qualified Appliances
Heating	Fireplace(s), Forced Air
Cooling	Full
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 5th, 2025
Days on Market	71
Zoning	R-G

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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