



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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**39 Saddleridge Close NE  
 Calgary, Alberta**

**MLS # A2219036**



**\$649,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,735 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	2-24-3-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, See Remarks		

**Inclusions:** N/A

Welcome to this exceptional two-storey home, ideally located in the heart of Saddleridge—one of Calgary’s most desirable communities. Saddleridge has become a hotspot for families, investors, and young buyers alike, thanks to its established schools, convenient access to public transit, and proximity to numerous amenities—all within walking distance. Tucked away on a quiet street just steps from a park, this property offers a family-friendly setting and over 1735.27 square feet of beautifully developed living space, including four bedrooms and three spacious living areas. The heart of the home is a timeless kitchen featuring quartz countertops, stainless steel appliances, ample cabinetry, a walk-in pantry, and an oversized island perfect for both cooking and entertaining. Adjacent to the kitchen, you’ll find a formal dining area and a cozy living room with a gas fireplace, creating a warm and welcoming atmosphere. The main floor also includes a convenient powder room and laundry area. Upstairs, the primary retreat boasts a four-piece ensuite and a walk-in closet, while two additional bedrooms, a four-piece bathroom, and a generous bonus room offer flexible living options for growing families. The fully finished basement adds even more versatility with a large recreation room, an additional bedroom, and a three-piece bathroom—ideal for guests or multi-generational living. Pride of ownership shines throughout this home, and the south-facing backyard with a large deck is perfect for summer evenings and entertaining. With easy access to shopping, the C-Train, the YMCA, and Calgary International Airport, Saddleridge is a vibrant, connected community—the perfect place to call home.