

# \$649,888 - 214 Saddlemont Boulevard Ne, Calgary

MLS® #A2244109

**\$649,888**

4 Bedroom, 4.00 Bathroom, 1,801 sqft

Residential on 0.10 Acres

Saddle Ridge, Calgary, Alberta

OPEN HOUSE SUNDAY 17 AUG 2025 1 PM TO 4 PM. Shows 10/10 in an outside. You will be impressed as soon you arrive. Beautifully landscaped and fenced corner lot, Paved back lane lots of extra parking around the house. South back yard. Main floor grand foyer high ceilings. Very open and spacious kitchen with lots of counter space, cupboards, central island and walk-in pantry, breakfast nook looking into a very good size family room with a gas fire place. Main floor laundry and 1/2 bath room. Upstairs you will find 3 spacious bed rooms, Bonus room 2 full bath rooms. Master bed room has a deluxe ensuite soaker tub and separate shower, Walk in closet. Basement is fully finished with 4th bed room, Rec room and a full bath. Newer shingles and siding, 2 hot water tanks. Great location walking distance to all kind of schools, shopping and LRT. Easy access to Stoney Trail (Ring Road) Hurry call today!. THIS PROPERTY WAS CONDITIONALLY SOLD 3 TIMES EVERYTIME DEALS COLLAPSED DUE TO MORTGAGE APPROVAL. PLEASE GET PRE APPROVED 1st.

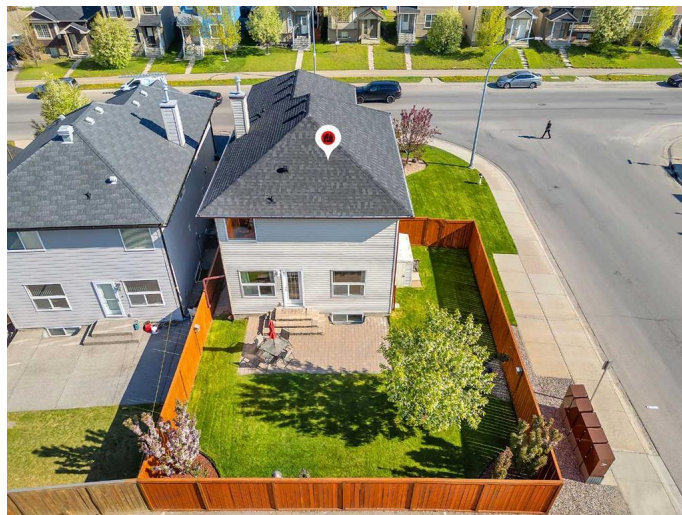
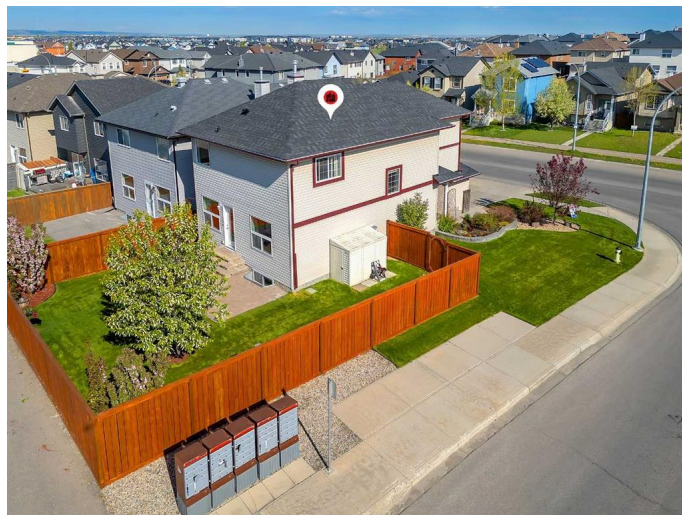
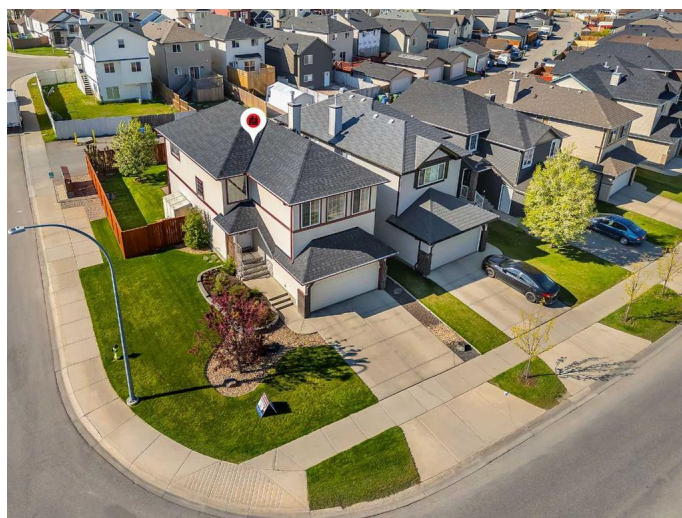
Built in 2006

## Essential Information

MLS® # A2244109

Price \$649,888

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,801       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 214 Saddlemont Boulevard Ne |
| Subdivision | Saddle Ridge                |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J 5E5                     |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas                                                                                                      |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### **Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Lawn |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 17              |
| Zoning         | R-G             |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.