

\$519,500 - 54 Saddlemead Way Ne, Calgary

MLS® #A2249257

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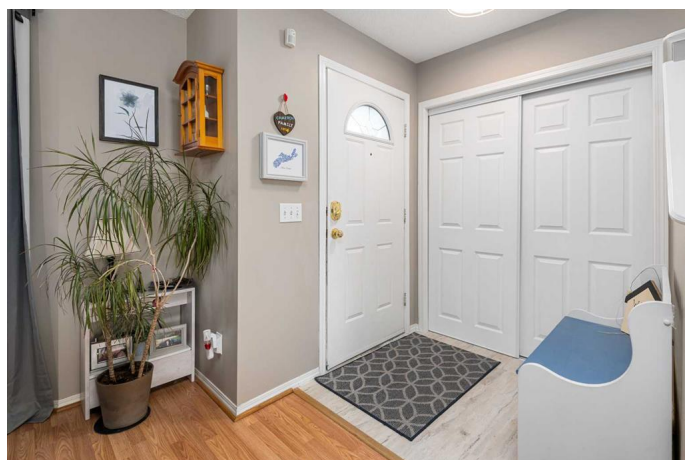
3 Bedroom, 3.00 Bathroom, 1,321 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

*** 54 SADDLEMEAD WAY NE.

***WELCOME HOME TO THIS VERY WELL CARED FOR 2 STOREY FULLY FINISHED FAMILY HOME THAT AWAITS YOU!! *** This home with nearly 2000 square feet of total living space on all three levels offers room for all members of the family, including to the east facing fenced and landscaped back yard . The home is low maintenance, equipped with new windows, newer roof shingles, a high efficiency furnace, newer hot water tank and central air conditioning. Enter and notice the cozy living room with lots of light and a gas fireplace adjacent to the open kitchen with a full appliance package and a pantry for storage. The dining area overlooks the fully landscaped and fenced beautiful back yard oversized deck, perfect for those summer gatherings with friends and family. The upper level with a full ensuite/main bathroom, large primary bedroom with newer windows and a spacious walk-in closet. The other two bedrooms are perfect for the children/guests to have their own space. The fully finished basement features a flex area next to the large family/media room, storage, a 2-piece bath with the option to add a future shower stall, a utility room with a high efficiency furnace and a newer hot water tank. There is central air conditioning, a large storage shed and terrific neighbors. These owners along with the two neighbors on each side are all original owners. Located beautifully in a quiet area across from a kid playground, a 5-minute walk to a nearby school, close to



shopping, easy access to Stony Trail and Deerfoot. This is a terrific home with great value and construction. Not to be missed!

Built in 2000

Essential Information

MLS® #	A2249257
Price	\$519,500
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,321
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	54 Saddlemead Way Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4J5

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Closet Organizers, No Smoking Home
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Range
Heating	Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Mantle, Insert
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Open Lot, Rectangular Lot, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	3
Zoning	R-G

Listing Details

Listing Office	Real Estate Professionals Inc.
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