

# \$549,000 - 96 Saddleback Way Ne, Calgary

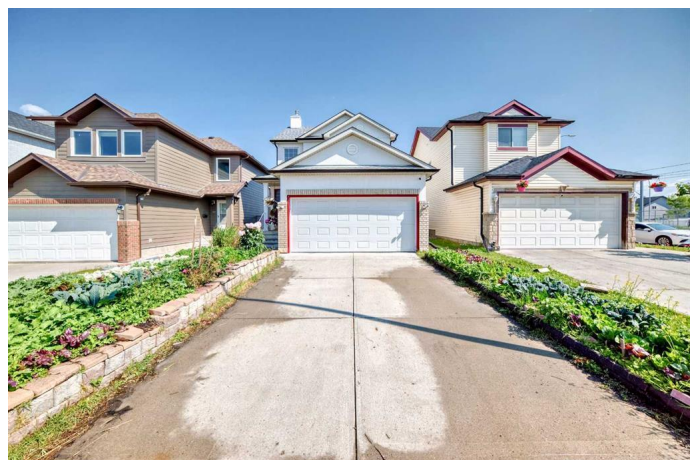
MLS® #A2233574

**\$549,000**

4 Bedroom, 3.00 Bathroom, 1,122 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

CONDITIONALLY SOLD until Aug 08.  
BASEMENT SUITE (illegal) | LOWEST PRICED HOME W STUCCO FINISH, ATTACHED GARAGE w GAS HEATED, EPOXY FLOOR!!! VEGTABLE GARDENS | Charming 2-Storey Home with Basement Suite & Sun-Kissed Gardens Lovingly Maintained for 25 Years – A Rare Opportunity! Welcome to your new sanctuary – a spacious 1,122 sq ft, two-storey haven with a fully finished basement suite (illegal), perfect for extended family, guests, or rental income. This home was built for living, loving, and growing, inside and out. Step inside to an inviting open-concept main floor living room / dining / kitchen adorned with hardwood flooring and elegant granite countertops – ideal for cooking and entertaining and there is also a 2 piece washroom. With three comfortable bedrooms upstairs, every member of the family has space to call their own. The basement features a one-bedroom suite convenient for extra family featuring, kitchen, dining, living room, bedroom and a 4-piece bath. The basement was developed with a city permit. The detached garage boasts a new, high-quality epoxy floor finish and a new premium overhead gas furnace and insulated and drywalled, making it a year-round workshop or car haven. Your Private Garden Oasis Imagine harvesting your own organic vegetables from lush gardens that provide four months of fresh produce – free, healthy, and right at your doorstep. No grocery store can



match the taste, or the joy of food grown in your own backyard. Bask in Natural Light With sunny east-to-south exposure, your bedroom becomes a true retreat. Even on the coldest days of winter (yes, even at -20Â°C!), you can soak up the warmth of the morning sunâ€”a luxury youâ€™ll find nowhere else. Why Iâ€™ve Loved This Home for 25 Years? The unbeatable comfort of winter sunbaths in the bedroom, making every morning a pleasure, no matter the weather. The abundance of organic vegetables from my garden kept me healthy and happy for four months every year. Thoughtful upgradesâ€”like the hail-resistant stucco, new roof, and premium garageâ€”mean real value and peace of mind. Leaving this home is bittersweet, because no other place has offered such warmth, bounty, or joy. If youâ€™re looking for a home that truly cares for youâ€”body, mind, and spiritâ€”this is the one. Upgrades and Highlights -Hail-resistant stucco (2 years old) and a new roof (2 years old) offer peace of mind for years to come. Ready for your next chapter? Letâ€™s make it happen. Rock on!

Built in 2000

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233574    |
| Price          | \$549,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,122       |
| Acres          | 0.08        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 96 Saddleback Way Ne |
| Subdivision | Saddle Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 4K5              |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Driveway, Heated Garage, Single Garage Attached |
| # of Garages   | 1                                               |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Gas, Living Room                                                                       |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Suite                                                                            |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Garden                                                           |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Stucco, Wood Frame                                               |
| Foundation        | Poured Concrete                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 42              |
| Zoning         | R-G             |

### Listing Details

Listing Office

CIR Realty

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