



## 39 Saddleridge Close Calgary Alberta

\$689,000

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. (id:6769)

Primary Bedroom 11.25 Ft x 19.83 Ft

Bedroom 11.42 Ft x 9.83 Ft

Bedroom 11.67 Ft x 12.50 Ft

4pc Bathroom 7.50 Ft x 8.25 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

Bonus Room 12.92 Ft x 15.08 Ft

Bedroom 10.08 Ft x 14.83 Ft

3pc Bathroom 7.00 Ft x 7.08 Ft

Recreational, Games room 11.42 Ft x 26.83 Ft

Furnace 6.50 Ft x 15.58 Ft

Dining room 11.17 Ft x 12.92 Ft

Kitchen 10.75 Ft x 17.17 Ft

Living room 12.33 Ft x 19.75 Ft

Laundry room 5.67 Ft x 8.75 Ft

2pc Bathroom 4.33 Ft x 4.67 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca