



## 31 Saddleback Way Calgary Alberta

\$685,000

RENOVATED MASTERPIECE IN SADDLE RIDGE! Welcome to 31 Saddleback Way, a stunning 2-storey home where every major detail has been meticulously upgraded for total peace of mind. MECHANICAL & EXTERIOR PEAK PERFORMANCE: This home is essentially "like-new" with a New Roof (2024), New Gutters (2024), and a high-efficiency Furnace and Hot Water Tank (2022). Enjoy year-round comfort with Central Air Conditioning and the convenience of a Central Vacuum system. The exterior is completed with a private fenced yard, a New 2022 Storage Shed, and a BBQ Gas Outlet for summer hosting. DESIGNER INTERIOR UPGRADES: Step inside to find a modern oasis featuring Brand New Washrooms with custom granite and designer faucets. The chef-inspired kitchen shines with Premium Granite Countertops, a new hood fan, and Brand New 2022 Appliances. To ensure long-lasting quality, Custom MDF Cabinetry Work has been installed throughout the entire house, providing a flawless, seamless finish specifically built to resist Calgary's dry climate. PRIME LOCATION & LIFESTYLE: Enjoy the cozy ambiance of the Gas Fireplace, new designer lighting, fresh doors, and custom blinds throughout. You are perfectly situated within walking distance to the Saddletowne LRT, Genesis Centre, and Nelson Mandela High School. Move-in ready with unmatched quality--this is the one you have been waiting for! (id:6769)

3pc Bathroom 8.33 Ft x 4.92 Ft  
 3pc Bathroom 8.50 Ft x 5.00 Ft  
 Bedroom 10.00 Ft x 9.75 Ft  
 Bedroom 12.33 Ft x 9.00 Ft  
 Primary Bedroom 17.00 Ft x 17.42 Ft  
 3pc Bathroom 4.92 Ft x 8.00 Ft  
 Bedroom 9.00 Ft x 12.25 Ft

Recreational, Games room 13.67 Ft x 17.42 Ft  
 Furnace 5.92 Ft x 8.00 Ft  
 Foyer 8.75 Ft x 6.92 Ft  
 2pc Bathroom 5.00 Ft x 5.50 Ft  
 Dining room 10.75 Ft x 8.50 Ft  
 Kitchen 10.92 Ft x 12.67 Ft  
 Living room 12.00 Ft x 15.33 Ft

Listing Presented By:



Originally Listed by:  
 Exa Realty

**RE/MAX Realty Professionals**

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