31 Saddletree Drive NE

Calgary | Active | MLS® A2342923

$619,900









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**2003**	**1,848 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

PRICE ADJUSTMENT - SUPERB VALUE - Tastefully renovated and situated directly across from a green space and school! Plenty of room for the whole family with 5 bedrooms, 2.5 baths and over 2500 sq ft of developed space. This home offers attractive curb appeal, with wood and stone accents. You will be greeted by a bright and open main floor and MULTIPLE UPDATES, including: LUXURY VINYL PLANK FLOORING, a wrought iron railing and dimmable LED pot lights. The refreshed kitchen boasts a large island, QUARTZITE COUNTERTOPS, Kohler undermount sink and newer fridge (2024). This is a very comfortable layout, set up to enjoy relaxing by the STONE FIREPLACE and to share meals with your family in the dining area. Upstairs you will be greeted by 3 bedrooms and a spacious bonus room that overlooks the green space. The primary bedroom has a large walk-in closet and it's own ensuite. The well-lit basement has 5 windows, 2 bedrooms and a designated space for another bathroom (roughed-in and awaiting your design!). The sunny SOUTH FACING BACKYARD with paved alleyway and mature trees complete this fantastic home. Other updates include: NEW ASPHALT SHINGLES (2026), WASHER AND DRYER (2025), recently replaced vinyl siding, and upgraded spill-blocker carpet. Saddle Ridge is designed for families and convenience, with easy access to schools, shopping, restaurants, Genesis recreation centre, the YMCA, parks and public transportation. You will love living here. Book a showing before it's too late and check out the 3D TOUR!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342923
Bedrooms	5
Bathrooms	3
Year Built	2003
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,848 sq. ft.
Main Level Finished Area:	808.67 sq. ft.
Upper Level Finished Area:	1,039.33 sq. ft.
Below Grade Finished Area:	663.1 sq. ft.
Acreage:	No
Lot Area:	3,659 sq. ft.
Lot Frontage:	36'
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	3
Year built:	2003 (Age: 23)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0211157
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Stone
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	TV Mount, Storage Shed in Yard
Restrictions:	None Known
2nd Floor	Bedroom · 12'8" × 10'8" ·
2nd Floor	Bedroom · 16'4" × 10'5" ·
2nd Floor	Bedroom - Primary · 17'1" × 11'11" ·
Lower Level	Bedroom · 13'8" × 12'11" ·
Lower Level	Bedroom · 9'10" × 9'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Storage
Patio And Porch Features:	Front Porch

Lot Features:	Back Lane, Level, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-G
Listed Date:	Sep 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/31-saddletree-drive-ne-calgary-a2342923/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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