44 Saddlestone Way NE

Calgary | Active | MLS® A2351347

$659,900









Bedrooms	Bathrooms	Year Built	Living area
6	**5**	**2020**	**1,840.94 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

Welcome to this beautifully maintained 6-bedroom, 4.5- bathroom home in Saddle Ridge, offering exceptional space, functionality, and versatility for growing or multi-generational families. The main floor features a welcoming formal living room/den, convenient laundry, a 2-piece powder room, and a bright open-concept living and dining area. The well-appointed kitchen offers ample cabinetry and a pantry, while large windows bring in an abundance of natural light. Upstairs offers 4 spacious bedrooms, including 2 bedrooms with their own private 4-piece ensuites, plus an additional full bathroom- an ideal layout for larger families seeking comfort and privacy.
The fully finished basement with a separate side entrance adds 2 additional bedrooms, a full bathroom, and its own laundry, providing excellent flexibility for extended family, guests, or additional living space.
Ideally located close to schools, parks, shopping, public transit, and major roadways, this home offers generous living space in a convenient Saddle Ridge location.
If you're looking for a home that offers room to grow and flexibility for the whole family, this one is worth a look.
Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351347
Bedrooms	6
Bathrooms	5
Year Built	2020
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	1,840.94 sq. ft.
Acreage:	No

Lot Area:	3,272 sq. ft.
Lot Frontage:	30'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2020 (Age: 6)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	1910188
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, See Remarks, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes

Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Dryer, Electric Range, Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Living Room · 16'8" × 9'11" ·
Main Floor	Kitchen · 11'1" × 11'1" ·
Main Floor	Dining Room · 10'11" × 9'5" ·
Main Floor	Den · 11'4" × 8'10" ·
2nd Floor	Bedroom - Primary · 17'11" × 10'11" ·
2nd Floor	Bedroom · 11'7" × 11'2" ·
2nd Floor	Bedroom · 12' × 10'1" ·
2nd Floor	Bedroom · 12' × 10'1" ·
Lower Level	Bedroom · 10'1" × 9'10" ·
Lower Level	Bedroom · 10'8" × 10'1" ·
Lower Level	Breakfast Nook · 9'1" × 8'3" ·
Lower Level	Kitchen · 7'8" × 5'10" ·
Lower Level	Storage · 4'7" × 4'4" ·
Lower Level	Furnace/Utility Room · 10'1" × 9' ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Granite Counters, Open Floorplan, Pantry, See Remarks
Exterior Features:	Other
Patio And Porch Features:	See Remarks
Lot Features:	Back Yard, See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-G
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/44-saddlestone-way-ne-calgary-a2351347/

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