$610,000 - 96 Saddleback Way Ne, Calgary
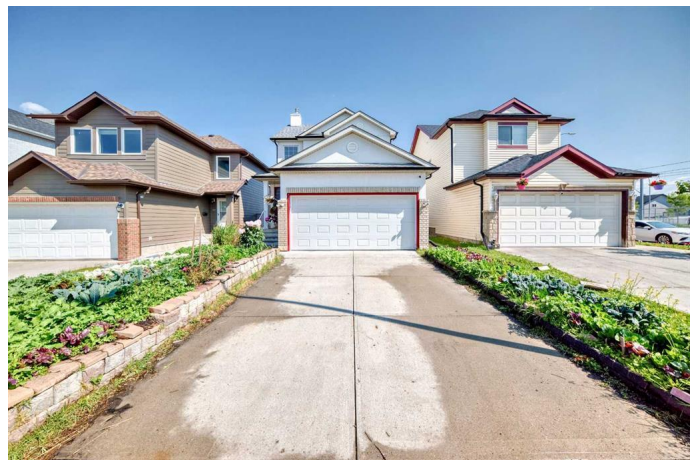
MLS® #A2233574

$610,000

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

Saddle Ridge, Calgary, Alberta

BASEMENT SUITE (illegal) | NEW HAIL RESISTENT STUCCO | VEGTABLE GARDENS | Charming 2-Storey Home with Basement Suite & Sun-Kissed Gardens Lovingly Maintained for 25 Years â€" A Rare Opportunity! Welcome to your new sanctuaryâ€"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 countertopsâ€"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 produceâ€"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 -20°C!), you can soak up the warmth of the morning sun—a luxury you'll find nowhere else. Why I'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 upgrades—like the hail-resistant stucco, new roof, and premium garage—mean real value and peace of mind. Leaving this home is bittersweet, because no other place has offered such warmth, bounty, or joy. If you're looking for a home that truly cares for you—body, mind, and spirit—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? Let's make it happen. Rock on!

Built in 2000

Essential Information

MLS® #	A2233574
Price	$610,000
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
Zoning	R-G

Listing Details

Listing Office	CIR Realty