

# \$899,000 - 325 Saddlemont Boulevard Ne, Calgary

MLS® #A2199715

**\$899,000**

7 Bedroom, 5.00 Bathroom, 2,633 sqft  
Residential on 0.11 Acres

Saddle Ridge, Calgary, Alberta

Step into a home designed with large families in mind, offering a blend of comfort, style, and convenience. This property is a true gem, featuring two master bedrooms upstairs, a main floor bedroom with a bath, and a LEGAL two-bedroom basement suite with a separate entrance.

**Main Level Features:** Enjoy the open-concept living area, formal dining room, spacious kitchen, and spacious family room. The main floor also includes a versatile bedroom or office space with a full bath for your convenience.

**Upper-Level Comfort:** Discover a welcoming loft, two exquisite master suites with en-suite bathrooms, plus two additional bedrooms (one with an attached bath), and laundry facilities to make everyday living a breeze.

**Basement Suite Highlights:** This legal suite comes equipped with a large kitchen featuring quartz countertops, laundry room, and a full bath—perfect for guests or rental income.

With five bedrooms on the upper floors and two more in the basement, along with five full baths, this home provides ample space for every family member. Noteworthy upgrades include updated carpet flooring and paint in the basement, a covered deck, hardwood floors throughout the main level, and sophisticated granite countertops in all



bathrooms. Built-in ceiling speakers add a touch of luxury.

Prime Location: Positioned across from a picturesque pathway leading to a serene pond and within walking distance of two schools , as well as all necessary amenities and shopping, this home offers the ultimate family-friendly location.

Don't let this opportunity pass you by! Schedule your viewing today and experience this incredible home for yourself.

Built in 2012

### Essential Information

MLS® #	A2199715
Price	\$899,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,633
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	325 Saddlemont Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0M8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	9
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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