



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

118 Saddlelake Way NE
Calgary, Alberta

MLS # A2215359



\$907,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,330 sq.ft.	Age:	2015 (10 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cleared, Close to Clubhouse, Front Yard, Garden, Gazebo, Lands		

Heating:	Fireplace(s), Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	0036595967
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: Refridgerator x 2, Washing Machine x2 , Dryer x 2, Dishwasher , Stove , Electric Range,

Welcome to this gem of a home perfectly located in the heart of saddleridge. This home features 7 bedrooms, 4 bathrooms, and 1 half bathroom. Main floor has 2 separate living rooms, 1 dining room which is currently being used as a bedroom and one 2 piece bathroom. Upstairs you will find 2 master bedrooms, central bonus and a laundry. 2 additional bedrooms and a bathroom complete the second floor. 2 bedroom illegal basement suite with a separate entrance and laundry. Potential for a great mortgage helper. Walking distance to an elementary school, playground and shopping plaza. Fully fenced property with a beautiful deck that can be enjoyed all year round.