



GRASSROOTS
REALTY GROUP

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150 Saddlelake Grove NE
Calgary, Alberta

MLS # A2301906



\$1,149,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,385 sq.ft.	Age:	2013 (13 yrs old)
Beds:	8	Baths:	6 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, No Back Lane, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

2 BASEMENT SUITES (2 BEDROOM LEGAL SUITE & 1 BEDROOM ILLEGAL SUITE) | 8 BEDROOMS | 6.5 BATHROOMS | 2 SEPARATE LAUNDRY| Welcome to this beautiful corner-lot home in Saddle Ridge NE featuring a stucco and brick exterior, spacious living and family rooms, and an elegant spiral staircase. Recent flooring updates give the home a modern feel, while the large kitchen with separate spice kitchen offers plenty of space for cooking and entertaining. The main floor also includes a bedroom and a full four-piece bathroom. Upstairs features a spacious primary bedroom with a walk-in closet and five-piece ensuite, a second bedroom with its own ensuite, two additional bedrooms, a full bathroom, and a versatile loft area. The legal basement suite includes two bedrooms, one full bathroom, and a half bath, making it perfect for extended family or rental income. With a roof replaced just a years ago, this home offers the perfect blend of space, comfort, and functionality.