



GRASSROOTS
REALTY GROUP

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40 Saddlelake Gardens NE
Calgary, Alberta

MLS # A2303188



\$699,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,821 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: NA

****WELCOME to this spacious | 5 BEDROOMS | 3.5 BATHROOMS | FULLY FINISHED BASEMENT WITH ILLEGAL SUITE | DOUBLE CAR GARAGE**** The ****main floor**** features a bright and open layout with a spacious living room, separate family room, dining area with large windows, functional kitchen, convenient full bath, and laundry area. Upstairs, the ****primary bedroom**** includes a private ensuite with a relaxing soaker tub, walk-in shower, and a large walk-in closet. Two additional generously sized bedrooms and a full 4-piece bathroom complete the upper level. The ****fully finished basement**** features an illegal suite with 2 bedrooms, bathroom, kitchen, living area, and a separate entrance — offering excellent rental potential or extended family living options. Enjoy the large, low-maintenance sunny backyard and double detached garage. Located close to walking paths, with easy access to Stoney Trail, Saddletowne Circle, C-Train, bus routes, schools, shopping, and all major roadways.