



**28 Saddlelake Common NE  
Calgary, Alberta**

**MLS # A2303261**



**\$779,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,025 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Paved		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** none

Show-home quality in the heart of Saddle Ridge! Welcome to this beautifully presented and impeccably maintained 2-storey residence offering 2,024 sq ft of refined living space on a 3,592 sq ft lot. Thoughtfully designed with both elegance and functionality in mind, this stunning home features 4 spacious bedrooms, 3 full bathrooms, and a bright upper-level bonus room, perfect for today's modern family lifestyle. From the moment you step inside, you'll be impressed by the sun-filled open-concept layout, enhanced by large windows, tasteful finishes, and warm contemporary tones throughout. The inviting main living area is anchored by a stylish fireplace, creating a cozy yet sophisticated setting for everyday living and entertaining. The chef-inspired kitchen is beautifully appointed with rich cabinetry, quality appliances, tiled backsplash, and a large central island with seating, seamlessly flowing into the dining area and rear deck access. A highly desirable main floor bedroom, full bathroom, and laundry room provide exceptional convenience and flexibility for guests, extended family, or a private home office setup. Upstairs, the home continues to impress with a spacious bonus room, ideal as a media lounge, family retreat, or children's play space. The luxurious primary suite offers a true retreat, complete with a spa-like 5-piece ensuite featuring dual sinks, a deep soaker tub, and separate shower. Additional bedrooms are generously sized and filled with natural light. A unique highlight is the garage with an additional kitchen setup, featuring cabinets, sink, and fridge, adding incredible versatility and convenience. Located in one of Saddle Ridge's most sought-after family communities, just steps from schools, shopping plaza, parks, and transit, this move-in ready home offers the perfect blend of style, comfort, and location. A rare opportunity to

own a home that shows like a model &mdash; book your private viewing today!