



61 Saddleland Drive NE
Calgary, Alberta

MLS # A2306031



\$729,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,361 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

Inclusions: NA

Welcome to this beautifully designed and spacious two-storey home located in the desirable community of Saddle Ridge in Calgary. Offering over 2361 sq ft of above-grade living space, this home combines functionality, comfort, and modern living. The main floor features a bright and open layout with a generous living room, separate family room, and a well-appointed kitchen with ample cabinetry and a dedicated dining area, perfect for family gatherings and entertaining. A convenient 2-piece bath, laundry area, and access to the double attached garage complete the main level. Step outside to enjoy the rear deck, ideal for summer BBQs and outdoor relaxation. Upstairs, you will find 4 spacious bedrooms, including a large primary bedroom with a 5-piece ensuite and walk-in closet. An additional 5-piece bathroom and a versatile bonus/family room provide excellent space for growing families. The fully finished basement includes an illegal suite with a separate entrance. It includes a large recreation room, Den, 4-piece bathroom, and plenty of storage space. Ideally located close to walking paths, schools, shopping, public transit, Saddletowne C-Train Station, bus routes, and with quick access to Stoney Trail and major roadways.