



GRASSROOTS

REALTY GROUP

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**93 Saddlestone Place NE
Calgary, Alberta**

MLS # A2307283



\$839,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,636 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Standard Shaped Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	No		

**** Two Living Areas **Open To Below ** Two Primary Suites **Spice Kitchen** Basement Side Entrance. Thoughtfully designed for comfort, space, and everyday family living, this inviting Saddlestone home offers bright, sun-filled interiors where a welcoming kitchen with a dedicated spice kitchen connects seamlessly to two comfortable living areas—perfect for daily life and memorable gatherings—anchored by a cozy fireplace and enhanced with air conditioning for year-round comfort. Upstairs, two primary bedrooms with private ensuites provide privacy for parents and extended family, while a rare top-floor bonus room creates the ideal setting for movie nights, a play area, or a home office. The unfinished basement, complete with a separate side entrance and three large windows, offers exciting potential for future development as your family grows . Finished with a double front-attached garage and ideally located close to schools, parks, shopping, walking trails, and Saddletowne LRT station, this is a home where families can settle in with confidence and create lasting memories—book your private showing today.**