



**GRASSROOTS**

REALTY GROUP

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**43 Saddlelake Manor NE  
Calgary, Alberta**

**MLS # A2308155**



**\$679,999**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,858 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Level, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		
<b>Inclusions:</b>	N/A		

Welcome to this exceptional and beautifully upgraded home in the highly sought-after community of Saddle Ridge, ideally located in Saddlelake Manor NE on a premium pie-shaped lot. Offering a perfect blend of space, functionality, and income potential, this home is designed to meet the needs of growing families and savvy investors alike. Step inside to a grand main floor featuring soaring high ceilings that create a bright, open, and luxurious feel throughout. The thoughtfully designed layout includes a spacious flex room/den—perfect as a home office, study, kids’s playroom, or even a guest sitting area. The expansive living room is centered around a cozy fireplace, making it the perfect space for relaxing evenings and entertaining guests. The chef-inspired kitchen is truly the heart of the home, showcasing full-height shaker-style cabinetry that offers a sleek and modern look, complemented by elegant granite countertops and a built-in microwave. Stainless steel appliances enhance both functionality and style, while the abundance of cabinet space and workspace makes it ideal for everyday cooking and hosting. This space flows seamlessly into a generous dining area, perfect for family meals and large gatherings. Adding to the home’s practicality is the convenience of main floor laundry along with a rare oversized garage that features an additional kitchen setup—an incredible bonus for extended family living or added flexibility. Step outside to your huge pie-shaped backyard, complete with a concrete patio that creates the perfect setting for summer BBQs, outdoor entertaining, or simply relaxing in your private outdoor oasis. Upstairs, the home continues to impress with a unique and highly desirable layout featuring two primary bedrooms along with 2 additional spacious bedrooms, making it ideal for large or

multi-generational families. The main primary suite offers a spa-like ensuite with both a standing shower and a bathtub, enhanced by a large window that fills the space with natural light. Elegant spindle railings and an open-to-below feature further elevate the home's charm and sense of openness. The fully developed basement adds tremendous value, offering a separate side entrance, kitchen, full bath, separate laundry and a spacious 2-bedroom setup that is currently rented, providing excellent income opportunity. With no fixed lease in place, buyers have the flexibility to continue renting or utilize the space according to their own needs. Location is truly unbeatable, with close proximity to a scenic lake, playgrounds, and Hugh A. Bennett School. You'll enjoy the convenience of being just an 8-minute walk to a nearby shopping plaza and only 4 minutes to public transit. Major routes are easily accessible with just a 5-minute drive to Stoney Trail, while YYC Airport is only 10-12 minutes away and Downtown Calgary is approximately a 20-minute drive. Don't miss your chance to own this incredible home—book your private showing today. This gem won't last long!