



118 Saddlestone Park NE
Calgary, Alberta

MLS # A2309643



\$865,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,665 sq.ft.	Age:	2018 (8 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this spacious 2-storey split home in Saddle Ridge, ideally located steps from a park. Offering 7 bedrooms, 4 full bathrooms, and a double attached garage, this home is perfect for large or multi-generational families. The main floor features an open-concept layout with a front flex room, a family room with a gas fireplace, and a dining area. The kitchen includes a central island with built-in bench seating and a separate spice kitchen for added convenience. A main-floor bedroom and full bathroom add excellent flexibility. Upstairs, the primary bedroom includes a walk-in closet and a 5-piece ensuite bath, along with 3 additional bedrooms sharing a 4-piece bath. A bonus room and upper-floor laundry complete this level. The fully developed basement includes a 2-bedroom illegal suite with a separate side entrance, kitchen, full bathroom, and living area. Saddle Ridge is a well-connected community with easy access to schools of all levels, parks and playgrounds, ponds and walking/bike trails, shopping, restaurants, medical clinics, transit, including Saddletown LRT, Genesis Centre (featuring YMCA, public library, and recreational facilities), major roadways, and Calgary International Airport. A functional and spacious home in a family-friendly community