



**GRASSROOTS**

REALTY GROUP

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**93 Saddlestone Place NE  
Calgary, Alberta**

**MLS # A2310571**



**\$799,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,597 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Interior Lot, Landscaped, No Back Lane, Rectangular 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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

2,597 SqFt | 3-Storey Home | Open To Below | Two Living Areas | Third Level Family Bonus Room | Sun Room | Two Primary Bedrooms | Central Air | Chef's Kitchen | Spice Kitchen | Full Height Cabinets | Stainless Steel Appliances | Gas Stove | Electric Stove & Range Hood in Spice Kitchen | Formal Dining Room | Open Floor Plan | Recessed Lighting | High Ceilings | Large Windows | Great Natural Light | Gas Fireplace | 4 Upper Level Bedrooms | Upper Level Laundry | Separate Side Entrance to Basement | Unfinished Basement | Front Attached Double Garage | Driveway Parking. Welcome to this beautifully designed 3-storey family home in the sought-after community of Saddlestone offering an exceptional layout with spacious living areas across all levels. The bright main floor is filled with natural light from large windows and the stunning open-to-below design that creates an airy and welcoming atmosphere throughout. Enjoy two spacious living areas perfect for entertaining and everyday family living centered around a cozy gas fireplace. The chef's kitchen is equipped with full height cabinetry, stainless steel appliances, a gas stove, ample counter space, and a functional layout that flows seamlessly into the formal dining area. A fully equipped spice kitchen with an electric stove and range hood adds extra convenience for larger families and home cooking. The second level offers 4 generously sized bedrooms including 2 primary bedrooms each complete with private ensuite bathrooms, making this home ideal for multi-generational living. Plush carpet flooring and upper-level laundry add everyday comfort and practicality. The impressive third level features a large family room, convenient 2pc bathroom, and a bright sun room creating the perfect space for a media room, lounge area, home office, or relaxation space. The unfinished basement

includes a separate side entrance and large windows offering incredible future development potential. Complete with a front attached double garage and driveway parking, this home is ideally located close to schools, parks, shopping, walking paths, and the Saddletowne LRT Station. A rare opportunity to own a spacious and versatile 3-storey home in a fantastic location. Hurry and book a showing at this gorgeous family home today!