



220 Saddlelake Drive NE
Calgary, Alberta

MLS # A2312109



\$829,800

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,452 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home		

Inclusions: NONE

Big, beautiful custom built home in a family oriented community featuring 6 bedrooms, 4 full bathrooms, and a bright west facing front entrance filled with natural sunlight throughout the day. The grand open to above foyer creates an impressive first impression. The main floor offers a formal living room, formal dining room, spacious family room with fireplace and built-in entertainment unit, a stunning kitchen with ample cabinetry, a large raised breakfast island, and breakfast nook. Patio doors lead to a large deck perfect for summer BBQs and entertaining. A main floor den with French doors can easily be converted into a 7th bedroom, and a full bathroom completes the level. Upstairs features 4 spacious bedrooms, 3 full bathrooms, convenient upper- floor laundry, and a bonus room. Enjoy 2 primary suites, both with walk-in closets and private ensuites, including a luxurious main primary bedroom with a larger walk-in closet and 5-piece ensuite. Two additional generously sized bedrooms and another full bath complete the upper level. The basement features a separate side entrance leading to LEGAL 2-bedroom suite with a spacious kitchen, large living area, bright oversized windows, and a full bathroom and separate laundry excellent mortgage helper potential. Ideally located within walking distance to schools, shopping, coffee shops, and public transportation. Close to the Genesis Centre, parks, and many other amenities.