



GRASSROOTS
REALTY GROUP

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117 Saddlelake Grove NE
Calgary, Alberta

MLS # A2315667



\$899,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,845 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, No Back Lane, Rectangular Lot, See Remarks		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Separate Entrance		

Inclusions: All listed as appliances

Boasting rare double master suites, a spice kitchen, a main-floor den with a full bath, and a lucrative two-bedroom legal basement suite—offering 6 bedrooms and 6 bathrooms in total—this meticulously maintained two-story home delivers unbelievable value directly across from a scenic playground, complete with central air conditioning for hot summer days. The main floor effortlessly balances elegance and functionality, welcoming you with a high-ceiling formal living and dining room combo that flows into an expansive family room with a cozy fireplace, all anchored by a gourmet main kitchen boasting a premium wall oven, gas range, and beautiful granite countertops that extend throughout the entire house. Upstairs, the grand primary retreat sits behind elegant double doors and features a luxurious 5-piece spa-like ensuite, perfectly complementing a second master bedroom equipped with its own private 4-piece ensuite and walk-in closet; two additional bright bedrooms, a large open loft/living area, a full 4-piece bathroom, and a dedicated laundry room with built-in cabinetry complete this incredibly spacious upper floor. Adding immense income potential or multi-generational utility, the self-contained basement suite enjoys a completely private entrance, two large bedrooms (including a primary room with a private ensuite half-bath), a full bathroom, and its own separate laundry facility. Beautiful window coverings, a central vacuum rough-in, an extra-large driveway leading to a double attached garage, and a fully landscaped backyard complete with a storage shed and a BBQ gas line on the deck round out this remarkable property. Priced to sell and offering unparalleled features, this gem of a home is a rare find—call your favorite Realtor today to schedule your private viewing!

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