



**77 Saddlestone Place NE
Calgary, Alberta**

MLS # A2315945



\$700,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,363 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance		

Inclusions: Basement Refrigerator, Basement Electric Stove, Basement Range Hood, Basement Microwave, Electric Fireplace in Basement, Electric Fireplace on Main Floor, Washer & Dryer in Basement.

Beautifully maintained and extensively upgraded, this exceptional property offers the rare combination of owner-occupied comfort and income-generating potential with a fully 1-bedroom basement legal suite featuring a separate entrance. The main level showcases engineered hardwood flooring, granite countertops throughout, stainless steel appliances and numerous builder upgrades that enhance both style and functionality. The bright, open-concept layout provides comfortable living spaces, abundant natural light throughout. The professionally developed basement legal suite features 9-foot ceilings, a private entrance, luxury vinyl plank flooring, carpet and vinyl finishes, a spacious bedroom, full kitchen, separate laundry and an excellent layout for tenants, extended family or additional rental income. Recent improvements include a new roof completed in 2024, offering peace of mind and long-term value. Enjoy sunny west-facing exposure in the backyard, perfect for entertaining, relaxing and enjoying Calgary's beautiful summer evenings. The property also features low-maintenance landscaping in both the front and rear yards, creating an attractive exterior with minimal upkeep. Ideally situated in the highly desirable community of Saddle Ridge, this home offers convenient access to schools, parks, playgrounds, walking paths, shopping, restaurants, grocery stores, medical services, the Genesis Centre, Saddle Towne Circle, and Saddle Towne LRT Station. Commuters will appreciate quick access to Stoney Trail, Metis Trail, Deerfoot Trail, Airport Trail and Calgary International Airport. Whether you're looking to offset your mortgage with rental income, accommodate multigenerational living, or add a strong investment property to your portfolio, this move-in-ready home delivers outstanding value in one of Calgary's most amenity-rich communities.