



**30 Saddlelake View NE  
Calgary, Alberta**

**MLS # A2324099**



**\$999,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,939 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Low Maintenance Landscape, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	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>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** NONE

**LUXURY POND-BACKING WALKOUT | 7 BEDROOMS | 5 BATHROOMS | PIE-SHAPED LOT | FULLY FINISHED ILLEGAL SUITE**  
Welcome to this spectacular front-attached garage home in the highly sought-after Saddle Ridge community, offering over 7 bedrooms and 5 full bathrooms on a premium pie-shaped walkout lot backing directly onto a beautiful pond and walking path. This rare property combines luxury, functionality, and exceptional income potential in one remarkable package. From the moment you enter, you'll be impressed by the spacious and thoughtfully designed layout. The main floor features a large family room, elegant living room, formal dining area, a full bedroom, and a full bathroom—perfect for guests, extended family, or multi-generational living. The gourmet chef's kitchen is equipped with premium built-in wall ovens, microwave, refrigerator, upgraded gas cooktop, and dishwasher, while the fully equipped spice kitchen with an upgraded gas stove makes entertaining and large family gatherings effortless. A convenient main-floor laundry room with high-end washer and dryer completes this level. The upper floor offers four generously sized bedrooms, including two with private ensuite bathrooms. The luxurious primary retreat features a massive walk-in closet and a spa-inspired 5-piece ensuite. Every bedroom boasts oversized closets, providing abundant storage for the entire family. Elegant vinyl plank flooring extends throughout the home—there is no carpet anywhere. Enjoy year-round comfort with central air conditioning and oversized rooms designed for modern family living. Step outside onto the expansive terrace and take in the breathtaking pond views while enjoying your morning coffee, evening tea, or summer BBQs. The fully finished walkout basement features two spacious bedrooms, a full kitchen with

refrigerator and electric stove, separate laundry with upgraded washer and dryer, and a private entrance, making it ideal for extended family or rental opportunities. Outside, the fully fenced backyard offers direct access to the scenic walking path and tranquil pond, creating a private outdoor oasis. The durable stucco exterior adds both curb appeal and peace of mind against hail damage. Ideally located just minutes from schools, parks, playgrounds, public transit, the CTrain station, Genesis Centre, shopping, restaurants, Shoppers Drug Mart, FreshCo, Superstore, and essential services, this home provides unmatched convenience in one of Northeast Calgary's most desirable communities. Opportunities like this are rare. This exceptional pond-backing walkout home offers outstanding value and investment potential. Schedule your private viewing today and experience luxury living at its finest!