



16 Saddlestone Heath NE
Calgary, Alberta

MLS # A2325841



\$774,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,199 sq.ft.	Age:	2020 (6 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cleared, Level, No Back Lane, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		

Inclusions: None

Stunning 2-Story Home in Saddle Ridge with LEGAL 2-Bedroom Basement Suite! This exceptional 6-bedroom, 5-bathroom home offers 2,199 sqft above grade plus a fully self-contained legal basement suite – perfect for extended family or rental income! The main floor features a bedroom with full bath (ideal for guests or multi-generational living), a bright living room, separate family room, and a fully upgraded kitchen boasting quartz countertops throughout, stainless steel appliances, and cabinets extending to the ceiling for maximum storage. Upstairs you'll find 3 spacious bedrooms and 3 full bathrooms, including a luxurious primary retreat with a 5-piece ensuite, plus a second nanny/in-law suite and a versatile bonus room – ideal for growing or multi-generational families. Enjoy year-round comfort with central air conditioning. The attached front double car garage provides ample parking and storage. Step outside to a fully fenced and beautifully landscaped backyard, perfect for entertaining or relaxing. Located close to schools, parks, and shopping plazas, this home combines functionality, flexibility, and income potential in one of NE Calgary's sought-after communities. Don't miss this rare opportunity – book your showing today