



**GRASSROOTS**  
REALTY GROUP

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**190 Saddlelake Way NE**  
**Calgary, Alberta**

**MLS # A2331360**



**\$599,900**

|                  |                                                                                            |               |                   |
|------------------|--------------------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                                                                               |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                                         |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                                            |               |                   |
| <b>Size:</b>     | 1,567 sq.ft.                                                                               | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 4                                                                                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                                                                     |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Rectangular Lot, Street Frontage |               |                   |

|                    |                                                                      |                   |      |
|--------------------|----------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, 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>   | Stone, Vinyl Siding, Wood Frame                                      | <b>Zoning:</b>    | R-2M |
| <b>Foundation:</b> | Poured Concrete                                                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Quartz Counters, Separate Entrance |                   |      |

**Inclusions:** Basement Suite Appliances - Electric Stove, Refrigerator, Range Hood Fan, Stackable Asher/Dryer

Semi-Detached | 1 Bedroom Basement Suite (Illegal) | 1,566.64 SqFt + 641.86 SqFt Basement | Total 4 Bedrooms & 3.5 Bathrooms | Open Floor Plan | Central Kitchen | Granite Countertops | Full Height Cabinets | Centre Island with Barstool Seating | Pantry | Rear Dining Area | Mudroom with Closet Storage | 3 Upper Level Bedrooms | 2 Upper Level Bathrooms | Upper Level Bonus Room | Upper Level Laundry | Separate Side Entry to Basement | Basement Kitchen | Recreation Room | Basement Laundry | Low Maintenance Backyard | Concrete Patio | Fully Fenced | Alley Access | Rear Parking Pad | Front Attached Single Garage. Welcome home to this beautifully maintained semi-detached home offering 2,208.50 SqFt of developed living space throughout the main, upper & basement levels, complete with a 1 bedroom basement suite (illegal) & separate side entry. Step inside to a bright foyer that opens into the heart of the home where the open floor plan seamlessly connects the living room, kitchen & dining area for comfortable everyday living & effortless entertaining. The central kitchen is beautifully finished with granite countertops, full height cabinetry, a centre island with barstool seating, pantry & abundant cabinet storage. The rear dining area overlooks the backyard, creating a bright space for family meals while providing easy access outside. A convenient mudroom with closet storage & a 2pc bathroom complete the main level. The door off the rear mud room leads to the great no landscape backyard! Upstairs you'll find 3 spacious bedrooms, 2 full bathrooms, a versatile bonus room & upper level laundry. The primary bedroom is a relaxing retreat featuring a walk-in closet & private ensuite, while the additional bedrooms are generously sized & share the main 4pc bathroom. The bonus room provides excellent additional living space for movie nights, a

children's play area or a home office. The finished basement is accessed through a separate side entry & features a 1 bedroom basement suite (illegal) complete with a spacious recreation room, kitchen, full bathroom, bedroom & its own laundry, providing excellent flexibility for extended family or future rental potential. Outside, enjoy the fully fenced, low maintenance backyard featuring a concrete patio that's perfect for outdoor dining & entertaining. Rear alley access leads to the rear parking pad while the front attached single garage & driveway provide additional parking. Located close to schools, parks, shopping, transit & everyday amenities with convenient access to major commuter routes, this home offers an exceptional combination of functionality, flexibility & value. Hurry & book your showing today