



GRASSROOTS
REALTY GROUP

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201 Saddlelake Drive NE
Calgary, Alberta

MLS # A2335156



\$849,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,515 sq.ft.	Age:	2013 (13 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Basement: Dryer, Electric Range, Range Hood, Washer

Welcome to this beautifully upgraded corner-lot home offering over 2,800 sq. ft. of developed living space, six bedrooms, 4.5 bathrooms, a front-attached garage, and a two-bedroom legal basement suite with a separate entrance and laundry. The bright main floor features two spacious living areas, a cozy fireplace, and an impressive kitchen with granite countertops, a large island, stainless steel appliances, ceiling-height cabinetry, an elegant backsplash, a pantry, and a dining nook. Upstairs, you'll find four generous bedrooms, including two primary suites. The main primary retreat offers a large walk-in closet and a luxurious five-piece ensuite with dual sinks, while the second primary bedroom includes its own walk-in closet and private bathroom. The fully finished legal basement suite features two bedrooms, a spacious kitchen, a full bathroom, separate laundry, and a private entrance. Hardwood flooring, upgraded carpeting, tile floors, and modern finishes add style throughout. Conveniently located within walking distance of schools, shopping plazas, and the CTrain station, this exceptional home combines space, comfort, and functionality in a desirable location.