

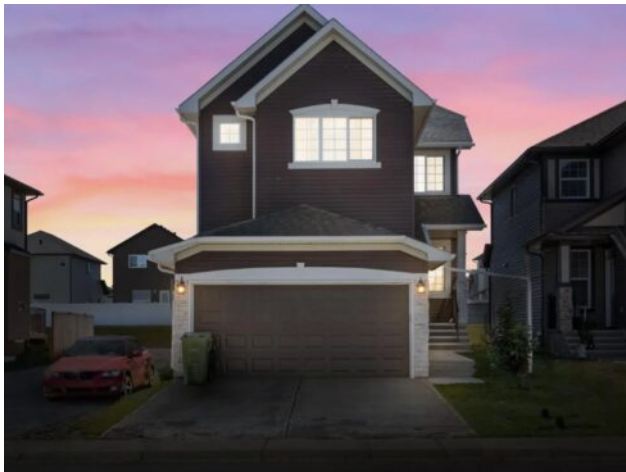


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

405 Saddlelake Drive NE
Calgary, Alberta

MLS # A2339901



\$699,990

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,032 sq.ft.	Age:	2014 (12 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Basement: Stove, Range Hood, Refrigerator		

LEGAL 2 Bedroom Basement Suite | East Facing Home | No Neighbours Behind | Backing onto Greenbelt & Walking Path | Rear Alley | Expansive Living Space | Open Floor Plan | High Ceilings | Abundant Natural Light | Beautiful Kitchen | Stainless Steel Appliances | Granite Countertops | Kitchen Island with Raised Breakfast Bar | Corner Pantry | Dining Nook with Sliding Glass Doors to Backyard | Gas Fireplace | 4 Upper Level Bedrooms | TWO Primary Retreats | 3 Upper Level Bathrooms | Basement Separate Entry | Spacious Family Room | Dedicated Kitchen | 2 Sizeable Bedrooms & 4pc Bath | Basement Laundry | Great West Facing Backyard | Fully Fenced | Front Attached Double Garage. Welcome home to this spacious 2-storey family home offering an exceptional combination of functional living space, thoughtful design & a legal 2-bedroom basement suite. Step inside to a welcoming foyer that opens into the bright main level, where rich hardwood flooring flows throughout the living spaces. The open floor plan connects the living room, kitchen, dining nook & family room, creating an ideal setting for everyday family living & entertaining. The kitchen is beautifully appointed with granite countertops, stainless steel appliances, generous cabinetry, a corner pantry & a large island with raised breakfast bar seating. The dining nook overlooks the backyard & features sliding glass doors leading to the deck, creating an easy transition to outdoor dining & entertaining. The family room is centred by a gas fireplace, providing a warm & inviting space to relax. A convenient 2pc bathroom & mudroom complete the main level. Upstairs holds 4 spacious bedrooms & 3 full bathrooms, including TWO primary retreats. The primary bedroom is generously sized & features a luxurious 5pc ensuite with dual vanities & a walk-in closet. The second primary bedroom offers

its own private 4pc ensuite, while bedrooms 3 & 4 share an additional 4pc bathroom. The fully developed basement expands the home's living space with a separate entry, spacious family room with dedicated living & dining areas, full kitchen, 2 sizeable bedrooms, 4pc bathroom & laundry. As a legal basement suite, this level provides excellent flexibility for extended family or rental income. Outside, enjoy the fully fenced west-facing backyard with a deck, expansive lawn & direct access toward the greenspace & walking path, with no neighbours behind. The front attached double garage provides secure parking & additional storage, while the rear alley adds convenient access. Located close to schools, parks, shopping & everyday amenities, this home offers exceptional space, flexibility & an incredible family-friendly setting. Hurry & book your showing today! *Photos are from 2021 and are being used for the 2026 listing. No changes, renovations, or alterations have been made to the property since the photos were taken.