

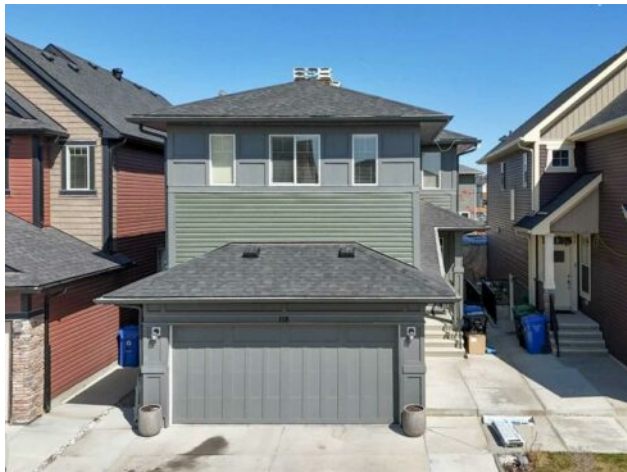


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**118 Saddlelake Way NE**  
**Calgary, Alberta**

**MLS # A2215359**



**\$907,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,330 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Cleared, Close to Clubhouse, Front Yard, Garden, Gazebo, Lands		

<b>Heating:</b>	Fireplace(s), Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	0036595967
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** Refridgator x 2, Washing Machine x2 , Dryer x 2, Dishwasher , Stove , Electric Range,

Welcome to this gem of a home perfectly located in the heart of saddleridge. This home features 7 bedrooms, 4 bathrooms, and 1 half bathroom. Main floor has 2 separate living rooms, 1 dining room which is currently being used as a bedroom and one 2 piece bathroom. Upstairs you will find 2 master bedrooms, central bonus and a laundry. 2 additional bedrooms and a bathroom complete the second floor. 2 bedroom illegal basement suite with a separate entrance and laundry. Potential for a great mortgage helper. Walking distance to an elementary school, playground and shopping plaza. Fully fenced property with a beautiful deck that can be enjoyed all year round.