



GRASSROOTS
REALTY GROUP

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93 Saddletree Close NE
Calgary, Alberta

MLS # A2221283



\$714,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,822 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Asphalt, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: In Basement Suite: Electric Stove, Refrigerator. In Backyard: Shed.

This spacious and thoughtfully designed two-storey home in Saddle Ridge is the kind of place where your family can truly settle in and grow. With 4 bedrooms (including a LEGAL 1-BED LOWER SUITE), 3.5 bathrooms, and an upper bonus room, there's room for everyone – and then some. Whether you're looking for space to spread out, host holiday dinners, or simply enjoy quiet evenings by the fireplace, this one checks all the boxes. The main floor offers a warm, welcoming layout with a stunning open to above foyer with custom marble tile that leads you into the main living area that has been tastefully UPDATED and centers around a functional UPDATED kitchen with stunning tile, loads of counter space, a central island, and upgraded MODERN cabinetry with QUARTZ counters. The adjacent (but open-feeling) dining space is filled with natural light and provides access to the large back deck finished with maintenance free COMPOSITE DECKING and sunny spacious backyard! The living room is centred around a cozy fireplace with updated tiles that sets the tone for movie nights or Sunday morning coffee. Upstairs, you'll find newer plush carpet, a large, sunny bonus room and three generously sized bedrooms, including a large primary suite with a 4-piece ensuite with a soaking tub, updated lighting & plumbing fixtures, and glass shower, and a main 4-pc bathroom that has also been updated. Downstairs, the fully finished LEGAL 1-BED basement suite includes a good-sized living room, a kitchen with full-height cabinetry and a full-sized fridge, a spacious bedroom, and a private 4-pc full bath with built-in storage – perfect for extended family or a mortgage helper. The layout is super practical for a growing or multigenerational family. You'll also love the DOUBLE ATTACHED GARAGE and extra-wide front driveway with plenty of space

for guests or a busy household with multiple vehicles. Located on a quiet, established street, this home is just minutes from everything families need. You're WALKING DISTANCE to multiple schools, including Saddle Ridge School (K–4), Peter Lougheed School (5–9), and Light of Christ School (K–9). Older kids can walk or take a quick bus to Nelson Mandela High School (10–12), located just down the road. There are also nearby green spaces and playgrounds, plus you're only a 4-minute drive to the Saddle Ridge Circle shopping plaza for groceries, restaurants, coffee, and services. Easy access to transit, Stoney Trail, and the airport makes commuting a breeze. Plus, the nearby Genesis Centre offers fitness classes, turf fields, and skating – perfect for keeping active year-round. The lot is spacious and rectangular, giving you a great backyard setup for summer BBQs, a playset, or even a future garden. Whether you're upsizing, relocating, or planting long-term roots, this is a house with real potential to become your home. Solid bones, a smart layout, and a location that delivers real day-to-day value. If you're on the hunt for a home that grows with you, this could be it!