



**GRASSROOTS**  
REALTY GROUP

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

**48 Saddleland Close NE**  
**Calgary, Alberta**

**MLS # A2236224**



**\$749,990**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,372 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, 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>	See Remarks, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NA

Welcome to the stunning 48 Saddleland Close, a remarkable home offering over 2300+. This exceptional property boasts 6 spacious bedrooms, 3.5 well-appointed bathrooms, and 2 fully equipped kitchens—truly a WOW factor! As you step into the main floor, you'll be greeted by an abundance of natural light cascading through the windows. The formal living room/flex room is perfect for entertaining or relaxing, while the cozy family room showcases a warm gas fireplace, creating an inviting atmosphere for gatherings. The chef's kitchen is a dream come true, featuring a generous island with eating space, and flows seamlessly into the charming dining area, which opens up to a magnificent full-sized deck—ideal for outdoor dining and summer BBQs. Additional highlights include a walk-through pantry, a convenient laundry room, and a stylish powder room. Venture upstairs to discover an expansive bonus room that offers endless possibilities for recreation or a home office. The upper level also accommodates 4 generously sized bedrooms, two of which share a modern full bathroom, while the master suite is a true retreat, complete with a luxurious ensuite featuring a soaker tub and an impressive walk-in closet. The fully finished basement (illegal), with its separate entrance, adds even more living space and versatility, featuring a cozy family room, a second kitchen—perfect for guests or extended family, 2 additional bedrooms, and a tastefully designed full bathroom. Don't forget the double attached garage and the expansive three-car parking driveway, making it easy for friends and family to visit. This extraordinary home is a must-see—schedule your viewing today!