



GRASSROOTS
REALTY GROUP

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118 Saddlelake Way NE
Calgary, Alberta

MLS # A2237262



\$885,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,330 sq.ft.	Age:	2015 (10 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Lawn, Low Maintenance Landscape		

Heating:	Central, Fireplace(s), Natural Gas
Floors:	Carpet, Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Crown Molding, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	05
Utilities:	-

Inclusions: Shed in the back yard

Welcome to this gem of a home perfectly located on a traditional lot in the heart of Saddleridge community. Brand new roof shingles and brand new carpet installed in June 2025. Rated one of the best communities in Calgary as of July 2025. This is a self contained community featuring endless dining options, all amenities, playgrounds and plenty of walking trails. This home features 7 bedrooms, 4 bathrooms and 1 half bathroom. Main floor features a bedroom and 2 separate living rooms with a fireplace in one of the living rooms. Upstairs you will find 2 master bedrooms, central bonus room with built in custom shelving and a laundry room. Two additional bedrooms and one full bathroom completes the second floor. The 2 bedroom illegal basement suite has a separate entrance with a living room, kitchen, full bathroom and separate laundry, providing the 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.