



GRASSROOTS
REALTY GROUP

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150 Saddlelake Grove NE
Calgary, Alberta

MLS # A2245846



\$1,225,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,383 sq.ft.	Age:	2013 (12 yrs old)
Beds:	8	Baths:	6 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: N/A

CORNER LOT| 2 BASEMENT SUITES (1 LEGAL & 1 ILLEGAL)| 2 PRIMARY BEDROOMS| MAIN FLOOR BED+BATH| SPICE KITCHEN|

Welcome to this beautifully maintained and spacious home located on a desirable corner lot in Saddleridge NE, conveniently located steps away from schools, shopping plazas, playgrounds, bus stops and much more. Featuring a striking stucco and brick exterior, this home combines style, space, and functionality—perfect for a growing family. Step inside to discover a bright and open main floor with gorgeous Open-to Below with both a formal living room and a cozy family room—ideal for entertaining and everyday living. A gorgeous spiral staircase adds an elegant focal point, while recent upgrades such as new flooring and fresh paint bring a modern, refreshed look throughout the home. The large, well-appointed kitchen is a dream for any home chef, complemented by a separate spice kitchen for additional cooking space. A main floor den with a window offers flexibility as a home office or guest bedroom, conveniently located near a full three-piece bathroom. Upstairs, the luxurious primary suite features a walk-in closet and a spacious 5-piece en-suite. A second master bedroom includes its own private 3-piece en-suite, while two additional generously sized bedrooms share a 4-piece bathroom. A loft area provides extra living space—perfect for a reading nook, play area, or study zone. The Basement features a 2 Bedroom Legal suite with 1.5 Bath as well as 1 Bedroom illegal suite, both with its own separate kitchen and a shared laundry. Do not miss the golden opportunity to own this one of a kind home in the heart of Saddleridge!!