



GRASSROOTS
REALTY GROUP

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118 Saddlestone Park NE
Calgary, Alberta

MLS # A2264197



\$890,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,665 sq.ft.	Age:	2018 (8 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Separate Entrance, Soaking Tub, Storage		

Inclusions: N/A

This 2-Storey Home is located in the well-established community of Saddleridge. The main floor offers a formal living room, a family room, a dining area, a nook, and a kitchen with stainless-steel appliances and granite/quartz countertops. A bedroom with a full bathroom on the main floor adds convenience. The upper level includes a large bonus room, a primary suite with a walk-in closet and a 5-piece ensuite, along with 3 additional bedrooms and a laundry area. The basement features an illegal 2-bedroom suite with a separate entrance. The home is located just steps from a nearby park. Saddleridge is a vibrant community offering excellent amenities, including the Saddletowne C-Train station, multiple bus routes, schools, shopping, restaurants, medical clinics, and the Genesis Centre, which features a YMCA, public library, and recreational facilities.