



GRASSROOTS
REALTY GROUP

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529 Saddlelake Drive NE
Calgary, Alberta

MLS # A2268914



\$814,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,221 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to 529 Saddlelake Drive, a beautifully bright and spacious home where natural light pours in from every angle. As you step inside, you're greeted by an open and inviting atmosphere, enhanced by elegant spindle railings and large windows that make every room feel warm and welcoming. The main floor offers two comfortable living areas, a dedicated formal dining room, and a sunny breakfast nook—an ideal layout for everyday living as well as special occasions. At the heart of the home is a well-appointed kitchen featuring a walk-in pantry, under-cabinet lighting, and generous workspace for those who love to cook or entertain. A convenient half bathroom completes the main level, keeping the floorplan functional and family-friendly. Upstairs, the home continues to shine. The upper level features four spacious bedrooms, including two master suites, perfect for larger or multi-generational families. One master retreat stands out with its private ensuite offering dual sinks, a relaxing soaker tub, and a separate standing shower. A bright bonus room/loft provides even more versatility—ideal as a study area, lounge, or cozy media space. A standout feature of this property is the dual furnace system, an excellent advantage for anyone considering a future legal basement suite. The basement boasts 9 ft ceilings, washer/dryer hookups, a separate side entrance, and is already finished with one bedroom and a full bathroom. Thanks to its layout and mechanical readiness, it can easily be reconfigured to accommodate two bedrooms plus a kitchen for added income potential. Outside, the home backs onto a paved lane and features a spacious backyard complete with a large deck—perfect for summer barbecues, entertaining, or relaxing outdoors. The location is exceptional, placing you moments from schools, shopping, parks, and transit, ensuring

everyday convenience. With a new roof installed this year, this home offers peace of mind along with an impressive list of features. 529 Saddlelake Drive is the perfect blend of space, comfort, and opportunity—ready to welcome its next family.