



**126 Saddlestone Park NE  
Calgary, Alberta**

**MLS # A2280144**



**\$835,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,550 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** None

Step into exceptional space and style in this beautiful 3-storey family home featuring a 2-bedroom basement suite (illegal). Inside, you'll find a chef's kitchen complete with a gas stove, spice kitchen, walk-through pantry, stainless steel appliances, granite countertops, and a striking herringbone backsplash. A formal dining area, high ceilings, recessed lighting, oversized windows, and a cozy gas fireplace come together within a bright open-concept layout that's perfect for everyday living and entertaining. The upper level offers four spacious bedrooms, including two primary suites, along with three full bathrooms and a conveniently placed laundry room. On the third floor, enjoy a large loft, an additional 2-piece bathroom, and sliding glass doors that open to a covered balcony—an ideal spot to unwind and enjoy fresh air. Downstairs, the 2-bedroom basement suite (illegal) includes a separate exterior entrance, 9-foot ceilings, an open living area, its own laundry, and extra storage. The basement kitchen features full-height cabinetry, quartz countertops, stainless steel appliances, and a double sink. Two generous bedrooms share a 3-piece bathroom with a walk-in shower, creating a comfortable and independent space. Outside, take advantage of a covered back deck, a fully fenced backyard with lawn, and a front concrete patio. Parking is made easy with a front attached garage and driveway. Located just steps from Saddlestone Park, this home offers an incredible setting—book your showing today.