



**93 Saddlestone Place NE  
Calgary, Alberta**

**MLS # A2283532**



**\$849,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,636 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot, Standard Shaped Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	NONE		

**\*\* Two Living Areas \*\*Open To Below \*\* Two Primary Suites \*\*Spice Kitchen\*\* Basement Side Entrance. Thoughtfully designed for comfort, space, and everyday family living, this inviting Saddlestone home offers bright, sun-filled interiors where a welcoming kitchen with a dedicated spice kitchen connects seamlessly to two comfortable living areas&mdash;perfect for daily life and memorable gatherings&mdash;anchored by a cozy fireplace and enhanced with air conditioning for year-round comfort. Upstairs, two primary bedrooms with private ensuites provide privacy for parents and extended family, while a rare top-floor bonus room creates the ideal setting for movie nights, a play area, or a home office. The unfinished basement, complete with a separate side entrance and three large windows, offers exciting potential for future development as your family grows . Finished with a double front-attached garage and ideally located close to schools, parks, shopping, walking trails, and Saddletowne LRT station, this is a home where families can settle in with confidence and create lasting memories&mdash;book your private showing today.**