



**154 Saddlelake Way NE**  
**Calgary, Alberta**

**MLS # A2296035**



**\$699,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,836 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, No Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, 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>	Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

2 Bedroom basement suite (illegal) | 1,836 SqFt Main & Upper Levels | 743 SqFt Basement | Gorgeous Family Home | Total of 5 Bedrooms & 3.5 Bathrooms Throughout | Spacious Open Floor Plan | Stunning Finishes | Expansive Living Space | Chef's Kitchen | Full Height Upper Cabinets | Stainless Steel Appliances | Granite Countertops | Trendy Backsplash | Kitchen Island with Barstool Seating | Corner Pantry | Gas Fireplace | Recessed Lighting | Incredible Natural Light | Main Level Laundry | 3 Upper Level Bedrooms & 2 Bathrooms | Family Room | Separate Side Entry to Basement | Sizeable Bedrooms | Great Living Space | Kitchen with Stainless Steel Appliances & Quartz Countertops | Basement Laundry | Storage | Fully Fenced Backyard | Outdoor Living & Dining Area | Front Double Attached Garage | Steps away From a Pond & Walking Paths | One Block from CBE Hugh A Bennett. Welcome to this beautifully maintained and thoughtfully designed family home in the sought-after community of Saddlelake. Offering 1,836 sq ft above grade plus a fully developed basement, this property delivers exceptional space, versatility, and comfort for growing families or savvy investors. The main level showcases a spacious open-concept layout filled with incredible natural light, highlighted by elegant finishes and modern design elements throughout. The chef-inspired kitchen features full-height cabinetry, granite countertops, stainless steel appliances, a stylish backsplash, a large island with bar seating, and a convenient corner pantry—perfect for both everyday living and entertaining. The inviting living room is anchored by a cozy gas fireplace, while recessed lighting adds a warm and contemporary ambiance. Main floor laundry completes this highly functional level. Upstairs, you'll find three generously sized bedrooms,

including a comfortable primary retreat, along with two full bathrooms and a versatile family room—ideal for relaxing or creating a dedicated space for kids or entertainment. The fully developed basement, with its own separate side entry, includes a 2-bedroom illegal suite offering excellent flexibility. Complete with a spacious living area, kitchen featuring quartz countertops and stainless steel appliances, basement laundry, and ample storage, this level is perfect for extended family or potential rental income. Step outside to enjoy the fully fenced backyard, designed for both outdoor living and dining, making it ideal for summer gatherings. A front-attached double garage provides added convenience and ample parking. Located just steps from scenic ponds and walking paths, and only one block from CBE Hugh A. Bennett School, this home combines lifestyle, location, and livability in one exceptional package.