



**47 Saddlelake Way NE
Calgary, Alberta**

MLS # A2297937



\$849,786

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,325 sq.ft.	Age:	2016 (10 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lake, Landscaped, N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

If you like to live in Style and Luxury, this is the home for you!!!. Perfect location - backing onto green space and a water pond, the luxury is endless in this home. Built for you to enjoy life with family and friends. Fully finished 2324 sq ft home with 6 Bedrooms, 3 and 1/2 bathrooms, fully finished builder-built walk-out basement with space and convenience in mind. Double door entry welcomes you into the beautiful tiled Foyer of this impressive home. Elegant Dining room, large formal Living room, gourmet kitchen with a big Central island, Breakfast nook, Laundry, and a 2-piece guest bathroom on the main floor. The gourmet kitchen has High-end built-in appliances, lots of rich cabinets, and quartz countertops. The main floor has coiffured ceilings, which add a very special touch. You will enjoy the serene and amazing view of the green space, the water pond, and the nature habitat from the patio. The upper level has the Primary suite with a fireplace, a 5-piece en-suite, and a large walk-in closet. Here you can relax after a hard day's work. Very large Bonus room for the family to enjoy movie nights and spend quality time together. 3 more big bedrooms and a 4-piece main bathroom on this level. The lower walk-out level opens to the beautiful patio with BBQ hook-up, nice backyard looking onto the pathways, and the pond. This level has a party size Rec/games room, bar area, 2 more big bedrooms, and a 4-piece bathroom. Practical and well thought-out layout- this home has much to offer and is ideal for a large or small family. Double garage, Central Air conditioning, Custom window coverings, all for your enjoyment and convenience. Close to many amenities - Schools, Shopping, Dining, walking paths, Genesis center, Library, and Transit. A rare find, this home is a great value for you to call "Your Home".