



**76 SADDLELAKE GREEN NE**  
Calgary, Alberta

**MLS # A2299067**



**\$839,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,428 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Triangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas Connected, Garbage Collection
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan		
<b>Inclusions:</b>	N/A		

Over 2400 sqft of thoughtfully designed living&mdash;featuring 4 spacious bedrooms upstairs including 3 master bedrooms , each offering comfort and privacy. This house was renovated again in 2023 with brand new carpet throughout all new quartz countertops in the washrooms and paint. Brand new roof in 2025. The main floor welcomes you with an open yet elegant layout, including a bright living room, a spacious chef-inspired kitchen with a large pantry, a nook perfect for family sit downs, and a formal dining/ or second living room perfect for hosting. You&rsquo;ll also find a convenient half bath and main floor laundry. The double attached garage adds everyday ease with epoxy finished floor, while the concrete patio creates the perfect outdoor space to unwind. Built in 2023, the basement offers an illegal suite with a separate side entrance, 2 bedrooms, its own laundry, and a dedicated furnace&mdash;making it ideal for extended family or additional income potential. With 3 furnaces total (one for each level), this home delivers efficient, customized comfort throughout.