



**47 Saddlelake Way NE**  
**Calgary, Alberta**

**MLS # A2134288**



**\$995,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,353 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R- 1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

**\*\*Luxurious 6-Bedroom Home in Saddleridge\*\*** Welcome to this stunning luxury home in the heart of Saddleridge, Northeast Calgary. This impeccably maintained property, owned by a single overseas resident, features 6 spacious bedrooms and 3.5 baths, with a fully finished walkout basement completed by the builders with permits. Located within walking distance to schools, shopping centers, grocery stores, gas stations, Tim Hortons, physiotherapy clinics, and numerous daycares, this home offers unparalleled convenience. The house backs onto a beautiful pond and green space, with walking trails and Hugh E. Bennett School right in front. Every inch of this home exudes luxury, with extensive upgrades throughout. The main level features a double garage, a grand double-door entrance, a large mudroom with ceramic tile flooring and a spacious closet, a laundry room, and a 2-piece bath. An office/den provides additional versatility. Its a Fully Air-Conditioned house and it has 3 fireplaces. The open-concept living room and kitchen boast coffered ceilings that complement the fireplace design. The kitchen is a chef's dream, featuring quartz countertops, an upgraded sink and tap, top-of-the-line appliances, and gas lines installed with permits. The living room offers stunning private views of the pond and access to a huge balcony equipped with gas line connections for BBQs. Upstairs, you'll find a large bonus room with a fireplace and coffered ceiling, four generous bedrooms, with a luxurious primary suite with an en-suite bath and walk-in closet. The walkout basement is perfect for entertaining, with an open concept design, a wet bar, two large bedrooms, and a 4-piece bath. The basement opens to the tranquil pond and green space, providing a peaceful retreat. This home is also conveniently close to the Genesis Centre and library, adding to its appeal. Don't miss out

on this extraordinary property. Call your favorite Realtor today to book a showing!