



**325 Saddlemont Boulevard NE
Calgary, Alberta**

MLS # A2152120



\$899,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,633 sq.ft. | Age: | 2012 (12 yrs old) |
| Beds: | 7 | Baths: | 5 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Corner Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-1s |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance | | |

Inclusions: Basement Appliances- Refrigerator, Electric Stove, Hood fan, washer, Dryer

Step into a home designed with large families in mind, offering a blend of comfort, style, and convenience. This property is a true gem, featuring two master bedrooms upstairs, a main floor bedroom with a bath, and a LEGAL two-bedroom basement suite with a separate entrance. Main Level Features: Enjoy the open-concept living area, formal dining room, spacious kitchen, and spacious family room. The main floor also includes a versatile bedroom or office space with a full bath for your convenience. Upper-Level Comfort: Discover a welcoming loft, two exquisite master suites with en-suite bathrooms, plus two additional bedrooms (one with an attached bath), and laundry facilities to make everyday living a breeze. Basement Suite Highlights: This legal suite comes equipped with a large kitchen featuring quartz countertops, laundry room, and a full bath—perfect for guests or rental income. With five bedrooms on the upper floors and two more in the basement, along with five full baths, this home provides ample space for every family member. Noteworthy upgrades include updated carpet flooring and paint in the basement, a covered deck, hardwood floors throughout the main level, and sophisticated granite countertops in all bathrooms. Built-in ceiling speakers add a touch of luxury. Prime Location: Positioned across from a picturesque pathway leading to a serene pond and within walking distance of two schools, as well as all necessary amenities and shopping, this home offers the ultimate family-friendly location. Don't let this opportunity pass you by! Schedule your viewing today and experience this incredible home for yourself.