



**89 Saddlestone Place NE**  
**Calgary, Alberta**

**MLS # A2171720**



**\$799,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,121 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Separate Entrance		

**Inclusions:** REFRIGERATOR, ELECTRIC RANGE, WASHER/ DRYER IN BASEMENT, BLINDS

SADDLERIDGE | 2120.94 SQ. FT. | 2019 BUILT | 2 BEDROOM ILLEGAL BASEMENT SUITE | 2 MASTER | SPICE KITCHEN | CONVENTIONAL LOT | Welcome to 89 Saddlestone Place NE, a VERY WELL MAINTAINED PROPERTY waiting to be your next home. This stunning residence, crafted in 2019, offers a luxurious living experience sprawling across 2120.94 square feet. With five well-appointed bedrooms, including two primary bedrooms upstairs featuring a delightful five-piece ensuite, comfort is never compromised. The heart of the home is adorned with a spice kitchen alongside a main kitchen equipped with quartz countertops, towering cabinets that kiss the ceiling, and state-of-the-art stainless steel appliances, including a built-in microwave. Imagine the aromatic feasts and the congregation of friends and family sparking joy in this culinary paradise! The thoughtful design includes a separate entrance leading to an illegal two-bedroom suite in the basement, complete with its own living area and separate laundry &ndash; perfect for extended family. Ensnconced within a fully fenced lot, this home also boasts central air conditioning, a double car garage, and additional driveway space for two cars. Outdoors, the setting is just as inviting with a concrete sidewalk and proximity to Orange Basketball Park &ndash; only a hop, skip, and a jump away for those impromptu family basketball tournaments! Located in a serene Neighbourhood , you're only a five-minute drive from significant cultural and recreational centres . Plus, with schools, grocery stores, and shopping amenities within arm&rsquo;s reach, this home isn&rsquo;t just a residence; it&rsquo;s a lifestyle upgrade waiting just for you. And the best part? You won&rsquo;t need a map to find joy and convenience in this gem of a locale! Embrace the blend of sophistication and

warm community vibes in your new haven &ndash; where every day feels like a spice-scented celebration. Property location offers unbeatable convenience with nearby multiple grocery stores, Saddletowne LRT station, Genesis Centre, Sikh Temple and much more. Check the 3D tour and book your private showing today.