



**21 Saddlelake Gardens NE
Calgary, Alberta**

MLS # A2204212



\$759,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,014 sq.ft.	Age:	2014 (11 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Basement: Stove, Range Hood, Refrigerator, Washer, Dryer		

* 2 Bedroom Basement Suite(illegal) with Separate Entry & Separate Laundry ** Totaling 6-Bedrooms | 4.5-Bathrooms | 2,851 SqFt Including Basement | Open Floor Plan | High Ceilings | Main Level Laundry | 4 Upper Level Bedrooms(2 Primary) | Large Backyard | Fully Fenced | Deck | Front Attached Double Garage. Welcome to this spacious 2-storey family home with 2,014 SqFt throughout the main and upper levels and 838 SqFt in the 2 bedroom basement suite(illegal). This home features large windows, high ceilings, an open floor plan, pot lighting and plenty of living space! Open the front door to the main level foyer with hall closet storage. The first living room is a great space for day seating or a home office! Further into the home is the open floor plan kitchen, dining and living room with plenty of natural light. The kitchen features ample cabinet storage, stainless steel appliances, granite countertops and a large centre island with barstool seating. The kitchen is partnered with a corner pantry with built-in wire shelving for easy dry goods storage. The dining room is ready for a large dinner table to fit your whole family. The dining room has a sliding glass door that leads to the large deck and yard. The living room has a gas fireplace on the TV ready wall. The main level is complete with a 2pc bathroom and hall laundry with a side-by-side front loading washer/dryer set. Upstairs holds 4 bedrooms - TWO PRIMARY and 3 bathrooms. The first primary bedroom has a deep walk-in closet and private 5pc ensuite bath. The ensuite has a deep soaking tub, walk-in shower, double vanity with great storage and a private washing closet. The 2nd primary bedroom is paired with a 4pc ensuite bath with a tub/shower combo. Bedrooms 3 & 4 upstairs are both spacious and share the main 4pc bath. Downstairs, the 2 bedroom basement suite(illegal) has a separate side entry that leads down to

an open floor plan living space. The tenant occupied basement has a kitchen with ample cabinet storage, laminate countertops and white appliances. The basement bedrooms are both a generous size, one with a walk-in closet. The 4pc bath on this level has a tub/shower combo and single vanity with storage. The basement has its own laundry making this a fully independent level. Outside, the great fully fenced backyard has plenty of space to enjoy in the summer months! The deck off the main level dining room is a great location for outdoor dining. The front attached double garage and driveway allow for 4 vehicles to be parked at any time and street parking is readily available too. This home is located steps from parks, playgrounds and walking paths. There are 2 schools within walking distance making this a family friendly neighbourhood. Hurry and book a showing at this incredible home today!