

# \$779,900 - 308 Saddlelake Drive Ne, Calgary

MLS® #A2215427

**\$779,900**

5 Bedroom, 4.00 Bathroom, 2,115 sqft

Residential on 0.09 Acres

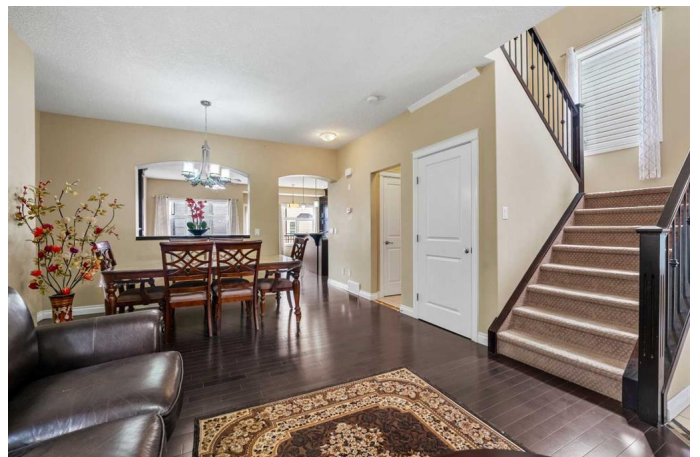
Saddle Ridge, Calgary, Alberta

OPEN HOUSE 04 May 2025, 1 to 3 pm.

Ready to be wowed by a wonderful layout?

Then, please welcome this flawlessly maintained 2-storey CUSTOM-BUILT home with a developed basement in the wonderful neighbourhood of Saddlelake Drive in Saddleridge. An ideal home for a growing family with several schools of all levels, both Catholic and Public, conveniently situated within the community, easy convenience of transit (bus stop and C-Train), shopping, recreation (Genesis Centre), and accessibility to Stoney and Calgary Int. Airport. As you enter, you'll be welcomed by the tiled foyer, OPEN TO ABOVE high ceiling, beautiful, gleaming HARDWOOD FLOORING, elegant light fixtures, and you'll know this is THE ONE.

As you walk past the beautiful open foyer, you'll be drawn to the wonderful layout of a spacious FORMAL LIVING and dining room separated from FAMILY LIVING, kitchen, and breakfast nook. The family room boasts a cozy GAS FIREPLACE, BUILT-IN ENTERTAINMENT cabinet as an upgrade, and surrounding windows to bring in abundant natural light, making this the perfect gathering space. This space seamlessly flows into the custom-made UPGRADED kitchen with EXTENDED CABINETRY raised onto the ceiling, which provides tons of storage options and extended GRANITE COUNTER space, stainless steel appliances, CHIMNEY-HOOD FAN, GAS COOKTOP, WALL BUILT-IN OVEN, BUILT-IN MICROWAVE,



GARBURATOR, a raised island with breakfast bar, and a good sized corner pantry. The breakfast nook opens into a fenced and well-sited backyard with a deck. The upper floor has a BONUS ROOM and 3 bedrooms, including a lavish master with a 5 pc en-suite, double sinks, a JETTED TUB, and a standing shower. The primary bedroom with views to the backyard and a large walk-in closet will also provide plenty of space for storage. This floor also has a full bath and walk-in laundry with more organization options. Last, but certainly not least, a fully developed illegal 2-bedroom BASEMENT SUITE WITH SEPARATE ENTRANCE and laundry is an added feature of this home. Separate under-stairs storage space for the owners offers more options for storage. No pathway for snow removal is an added advantage to the homeowners during those extreme winter months. With the perfect combination of elegance and style, and easy accessibility to all the amenities, this house is a MUST SEE!

Built in 2013

### Essential Information

MLS® #	A2215427
Price	\$779,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,115
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	308 Saddlelake Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0N9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	City Lot, Landscaped, Level, Rectangular Lot, Cleared
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	2
Zoning	R-G

### **Listing Details**

Listing Office	MaxWell Central
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.