

**40 Saddlelake Gardens NE**  
**Calgary, Alberta**

**MLS # A2249753**



**\$719,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,821 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** NA

**\*\*WELCOME to this spacious | 5 BEDROOMS | 3.5 BATHROOMS | FULLY FINISHED BASEMENT WITH ILLEGAL SUITE | DOUBLE CAR GARAGE\*\*** The **\*\*main floor\*\*** features a bright and open layout with a spacious living room, separate family room, dining area with large windows, functional kitchen, convenient full bath, and laundry area. Upstairs, the **\*\*primary bedroom\*\*** includes a private ensuite with a relaxing soaker tub, walk-in shower, and a large walk-in closet. Two additional generously sized bedrooms and a full 4-piece bathroom complete the upper level. The **\*\*fully finished basement\*\*** features an illegal suite with 2 bedrooms, bathroom, kitchen, living area, and a separate entrance &mdash; offering excellent rental potential or extended family living options. Enjoy the large, low-maintenance sunny backyard and double detached garage. Located close to walking paths, with easy access to Stoney Trail, Saddlelake Circle, C-Train, bus routes, schools, shopping, and all major roadways.