

**27 Saddleland Way NE**  
**Calgary, Alberta**

**MLS # A2297036**



**\$817,999**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,406 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Chandelier, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

WELCOME TO 27 SADDLELAND WAY! THIS WELL-MAINTAINED 2-STOREY WALKOUT ESTATE HOME IN SIGNATURE ESTATE OFFERS OVER 3400 SQFT OF LIVING AREA AMONG THREE LEVELS. HOME OFFERS A FORMAL LIVING ROOM AND FORMAL DINING ROOM. THE MAIN FLOOR OFFERS 9' CEILING THROUGHOUT THE MAIN FLOOR WITH MAPLE HARDWOOD AND MAPLE CABINETS. FAMILY ROOM OFFERS YOU A GAS FIREPLACE AND A BIG SOUTH FACING WINDOW. THE SOUTH FACING DECK HAS A GAS LINE. UPPER LEVEL HAS 4 GREAT SIZED BEDROOMS. THE PRIMARY RETREAT OFFERS A PRIVATE ENSUITE AND A FLEXIBLE AREA THAT CAN BE CONVERTED INTO A CLOSET OR AN OFFICE. THE MAPLE CABINETS FOLLOW THROUGH THE 2 FLOORS. IN THE WALKOUT BASEMENT, YOU WILL FIND 2 FULL 4PC BATHROOMS, A KITCHEN, AND 2 BEDROOMS THAT CAN BE RENTED SEPERATELY FOR AN EXTRA SOURCE OF INCOME.. BASEMENT HAS 2 FURNACES AND EXTRA STORAGE IN THE COMMON LAUNDRY ROOM. HHOME OFFERS AMPLE AMOUNT OF PARKING WITH A 4-CAR DRIVEWAY, 2-CAR GARAGE AND A BACK ALLEY. HOME OFFERS EXTRA STORAGE IN THE BACK WITH A GARAGE DOOR SHED FOR ANY OTHER EQUIPMENT OR A MOTORCYCLE STORAGE FOR THE WINTER.