

73 Saddleland Close NE
Calgary, Alberta

MLS # A2297115



\$809,999

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|------------------|--|---------------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,250 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 5 | Baths: | 4 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance Landscap | | |

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|--------------------|----------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE SATURDAY APRIL 18th 3-5pm 2 BEDROOM ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE & LAUNDRY | OVER 2,200 SQ FT ABOVE GRADE | CORNER LOT | SOUTH BACKYARD | FULLY UPDATED THROUGHOUT. Thoughtful design and extensive updates come together in this beautifully maintained home delivering flexibility for large or multi-generational living. Positioned on a corner lot, added privacy and extra yard space elevate everyday enjoyment while the south-facing backyard draws in sunlight throughout the day. An open-concept main level establishes a natural flow for both daily routines and entertaining, grounded by updated laminate flooring and elevated by designer lighting. Gather comfortably in the inviting living room where a gas fireplace with full-height stone and built-in shelving introduces warmth and practical storage. Culinary creativity unfolds in the stunningly updated kitchen featuring granite countertops, stainless steel appliances, a waterfall-edge island for casual seating, full-height two-toned cabinetry and a pantry that keeps everything organized. Seamless access from the dining area to the rear deck encourages effortless indoor-outdoor living, ideal for barbecues and relaxed evenings. The flexibility carries through with a main floor den that adapts easily to a home office or additional family space, complete with built-ins to keep clutter neatly tucked away, while a stylish 3-piece bathroom with an oversized shower delivers added convenience. Upstairs, French doors reveal a vaulted bonus room that functions equally well as a media area, playroom or potential 4th bedroom. Retreat at the end of the day to the primary sanctuary boasting a walk-in closet and a modern ensuite for ultimate privacy. Two additional spacious and bright bedrooms are complemented by a sleek main

bathroom, keeping busy households running smoothly. Downstairs, the self-contained illegal suite expands the home's versatility with 2 bedrooms, a full kitchen, a spacious living area and its own laundry, creating separation and for extended family or independent living. The outdoor areas are equally well planned with an expansive rear deck that sets the stage for gatherings, while the low-maintenance yard provides space for kids and pets without added upkeep. A double attached garage brings everyday practicality. Located within walking distance to Saddle Ridge Plaza, nearby parks, schools, transit and scenic pathways around the wetland, this home also maintains convenient access to the Genesis Centre for recreation and community programming. Comfort, versatility and convenience come together in this thoughtfully updated home.