

**118 Saddlestone Park NE**  
**Calgary, Alberta**

**MLS # A2309643**



**\$865,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,665 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, No Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this spacious 2-storey split home in Saddle Ridge, ideally located steps from a park. Offering 7 bedrooms, 4 full bathrooms, and a double attached garage, this home is perfect for large or multi-generational families. The main floor features an open-concept layout with a front flex room, a family room with a gas fireplace, and a dining area. The kitchen includes a central island with built-in bench seating and a separate spice kitchen for added convenience. A main-floor bedroom and full bathroom add excellent flexibility. Upstairs, the primary bedroom includes a walk-in closet and a 5-piece ensuite bath, along with 3 additional bedrooms sharing a 4-piece bath. A bonus room and upper-floor laundry complete this level. The fully developed basement includes a 2-bedroom illegal suite with a separate side entrance, kitchen, full bathroom, and living area. Saddle Ridge is a well-connected community with easy access to schools of all levels, parks and playgrounds, ponds and walking/bike trails, shopping, restaurants, medical clinics, transit, including Saddletown LRT, Genesis Centre (featuring YMCA, public library, and recreational facilities), major roadways, and Calgary International Airport. A functional and spacious home in a family-friendly community