

265 Saddlelake Drive NE
Calgary, Alberta

MLS # A2314624



\$929,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,901 sq.ft.	Age:	2013 (13 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Double Garage Attached, Drive Through		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: Central, Fireplace Insert, Hot Water, Natural Gas

Water: -

Floors: Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Asphalt, Concrete, Vinyl Siding

Zoning: R1s

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: Basement - Refrigerator, Cooking Range, Microwave, Dishwasher, Washer Dryer

Welcome to this exceptional luxury estate in the prestigious community of Saddlelake NE, offering over 4,000 sq. ft. of developed living space, including a fully finished legal basement suite with a private separate entrance. Backing onto a paved alley and green space, this remarkable home showcases upscale finishes, thoughtful design, premium upgrades, and excellent mortgage-helper potential — ideal for large or multi-generational families seeking luxury, comfort, and functionality. From the moment you enter, you are welcomed by an elegant foyer, soaring open-to-below design, upgraded lighting, and a bright open-concept layout crafted for entertaining and everyday living. The spacious main floor features a large living area, formal dining space, office/flex room, full bathroom, and multiple storage areas. The entire living room flooring has been upgraded to premium vinyl flooring, creating a warm and luxurious ambiance. Built-in speaker systems throughout the main and upper floors further enhance the home with a premium entertainment feel. The chef-inspired kitchen is beautifully designed with a massive upgraded island featuring a built-in chiller, gas cooktop, concealed built-in oven and microwave, custom cabinetry, extensive storage, premium finishes, and a spacious walk-in pantry — perfect for family gatherings and entertaining guests. Step outside to the rear deck featuring a gas line for BBQ setup and permanent exterior festoon lighting that enhances curb appeal year-round. The backyard offers added privacy with paved rear alley access and open green space behind the home. The upper level is thoughtfully designed for luxury family living. The grand primary retreat features a private walkout balcony, spacious walk-in closet, and spa-inspired 5-piece ensuite with dual sinks and an oversized standing shower. Two additional generously

sized bedrooms offer walk-in closets, while another large bedroom includes an attached closet. A spacious shared 5-piece bathroom, expansive bonus/living area, and a well-appointed laundry room with utility sink and built-in cabinetry complete the upper floor. The fully developed legal basement suite offers excellent income potential and includes a spacious living area, modern kitchen, dedicated laundry room, one bedroom with attached full bathroom and walk-in closet, an additional bedroom with built-in closet, a common half bathroom, two separate furnace rooms, and concealed storage space. Additional highlights include a double attached garage, upgraded lighting, extensive storage, premium finishes, built-in audio system, and a prime location close to schools, shopping, parks, playgrounds, public transit, and major amenities. The entire roofing and siding were replaced in 2025, along with the hot water tank updated in 2020. This is a rare opportunity to own a meticulously upgraded luxury family home in one of NE Calgary's most desirable communities — where elegance meets comfort. Move-in ready and elegant.