

**15 Saddleland Drive NE  
Calgary, Alberta**

**MLS # A2165741**



**\$829,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,390 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, 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>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Granite Counters, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound		

**Inclusions:** N/A

Welcome to this beautifully upgraded 5-bedroom, 3 full + 2 half-bathroom home, ideally situated near schools, parks, transit, and shopping at Saddle Ridge and Savanna Plaza. Step inside to discover a fresh renovation featuring a new roof, siding, garage door, and blinds, along with modern paint, flooring, and fixtures. Enjoy the luxury of central air conditioning, ceiling speakers, and custom built-ins throughout. The heart of the home is the stunning kitchen, showcasing brand-new maple cabinets that add warmth and sophistication. With stainless steel appliances, a walk-in pantry, and a raised breakfast bar, this space is both functional and stylish. The adjacent dining area features matching cabinetry, a built-in table, and an expansive island, perfect for family meals and gatherings. Arched openings throughout the interior enhance the home's charm and create a sense of elegance and flow. These unique architectural details not only add visual interest but also contribute to a welcoming and open atmosphere, distinguishing the home from others. The open-concept main and upper floors offer ample space for relaxation and entertaining. The family room, with its gas fireplace, invites cozy evenings, while the formal dining room, complete with built-ins, is ideal for both large and intimate gatherings. A versatile front living room can serve as a home office or playroom, and the main level also includes a convenient powder room and laundry. On the upper floor, the spacious bonus room is perfect for family movie nights or games. A dedicated built-in workstation between the main and upper floors offers a practical space for managing household tasks, studying, or working from home. The luxurious primary bedroom features abundant natural light, a walk-in closet, and a sitting area. It also includes a thoughtfully designed space with a crib and changing table, catering perfectly to

families with young children. The ensuite bathroom in the primary suite offers a deep soaker tub and an oversized shower. A second bedroom includes a built-in desk and its own 2-piece ensuite, making it ideal for guests or added privacy for children. A third bedroom and additional full bathroom complete this level. The basement features a private, illegally suited area with its own entrance and laundry—ideal for extended family or potential rental income. It includes a full kitchen, wet bar, family room, 2 bedrooms, and a full bathroom, with the option to convert it into a legal suite with proper permits. Enjoy the expansive deck in the backyard for summer barbecues and relaxation. The property also includes RV parking at the rear, a back parking pad, and an insulated double garage, plus a paved back lane. Located in a vibrant, family-friendly neighborhood with schools, playgrounds, parks, a regional pathway system, and the popular Genesis Centre, and just minutes from the airport!