

**115 Saddlelake Way NE**  
**Calgary, Alberta**

**MLS # A2165973**



**\$999,786**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,821 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	6
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Street L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This 7 bedroom 6 bathrooms, 2800+ sq ft Beautiful home Backing on to a Park with a pond, has everything you need in a home. Fully finished walk-out basement with 2 illegal suites. 1 bedroom Bachelor suite and 1,2 bedroom suite, each with its own bathroom and kitchen, - earning \$2500. A welcoming spacious living room and dining room, a main floor bedroom that could be used as den/office/guest room , Family room with a fire place, Breakfast nook, 4 piece bathroom, large kitchen with granite counters, island, cabinets to ceiling, Pantry, built-in stainless steel appliances, Gas cook top, Chimney hood fan. The bonus is the Spice kitchen off the Breakfast nook with electric stove. Harwood on the main floor and carpet upstairs. Railing on the stairs. Upstairs is just impressive with Large Bonus room, 2 Primary suites, 2 more big bedrooms and a another full bathroom. The walk-out lower level is fully finished with 2 illegal suites as mentioned above. Great location, close parks, shopping, schools are few minutes walking distance. Close to most amenities and routes. Fully loaded with upgrades, this home has a lot of value, Ready for you to move into.