

**308 Saddlelake Drive NE  
Calgary, Alberta****MLS # A2215427****\$779,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge  |               |                   |
| <b>Type:</b>     | Residential/House                                     |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,115 sq.ft.  | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                |               |                   |
| <b>Lot Size:</b> | 0.09 Acre   |               |                   |
| <b>Lot Feat:</b> | City Lot, Cleared, Landscaped, Level, Rectangular Lot |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite                          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry |                   |     |

**Inclusions:** Basement Appliances - Refrigerator, Electric Stove, Washer, Dryer

Ready to be wowed by a wonderful layout? Then, please welcome this flawlessly maintained 2-storey CUSTOM-BUILT home with a developed basement in the wonderful neighbourhood of Saddlelake Drive in Saddle Ridge. An ideal home for a growing family with several schools of all levels, both Catholic and Public, conveniently situated within the community, easy convenience of transit (bus stop and C-Train), shopping, recreation (Genesis Centre), and accessibility to Stoney and Calgary Int. Airport. As you enter, you'll be welcomed by the tiled foyer, OPEN TO ABOVE high ceiling, beautiful, gleaming HARDWOOD FLOORING, elegant light fixtures, and you'll know this is THE ONE. As you walk past the beautiful open foyer, you'll be drawn to the wonderful layout of a spacious FORMAL LIVING and dining room separated from FAMILY LIVING, kitchen, and breakfast nook. The family room boasts a cozy GAS FIREPLACE, BUILT-IN ENTERTAINMENT cabinet as an upgrade, and surrounding windows to bring in abundant natural light, making this the perfect gathering space. This space seamlessly flows into the custom-made UPGRADED kitchen with EXTENDED CABINETRY raised onto the ceiling, which provides tons of storage options and extended GRANITE COUNTER space, stainless steel appliances, CHIMNEY-HOOD FAN, GAS COOKTOP, WALL BUILT-IN OVEN, BUILT-IN MICROWAVE, GARBURATOR, a raised island with breakfast bar, and a good sized corner pantry. The breakfast nook opens into a fenced and well-sited backyard with a deck. The upper floor has a BONUS ROOM and 3 bedrooms, including a lavish master with a 5 pc en-suite, double sinks, a JETTED TUB, and a standing shower. The primary bedroom with views to the backyard and a large walk-in closet will also provide plenty of space for storage. This floor also has a full bath and

walk-in laundry with more organization options. Last, but certainly not least, a fully developed illegal 2-bedroom BASEMENT SUITE WITH SEPARATE ENTRANCE and laundry is an added feature of this home. Separate under-stairs storage space for the owners offers more options for storage. No pathway for snow removal is an added advantage to the homeowners during those extreme winter months. With the perfect combination of elegance and style, and easy accessibility to all the amenities, this house is a MUST SEE!