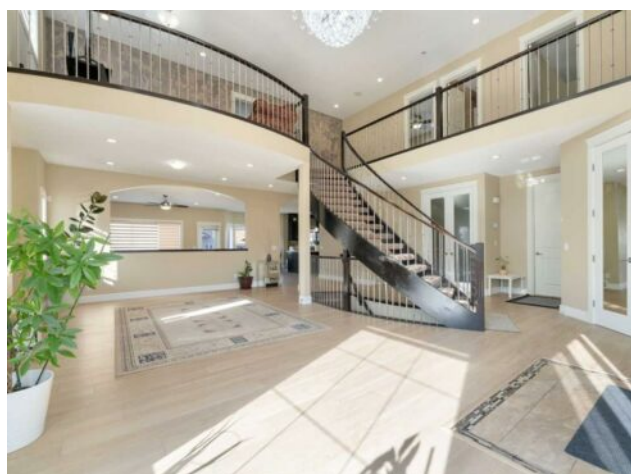


150 Saddlelake Grove NE  
Calgary, Alberta

MLS # A2245846



**\$1,225,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge           |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 3,383 sq.ft.           | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 8                      | <b>Baths:</b> | 6 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre              |               |                   |
| <b>Lot Feat:</b> | Corner Lot             |               |                   |

|                    |                                      |                   |     |
|--------------------|--------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Suite | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco                        | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum       |                   |     |

**Inclusions:** N/A

CORNER LOT| 2 BASEMENT SUITES (1 LEGAL & 1 ILLEGAL)| 2 PRIMARY BEDROOMS| MAIN FLOOR BED+BATH| SPICE KITCHEN|

Welcome to this beautifully maintained and spacious home located on a desirable corner lot in Saddleridge NE, conveniently located steps away from schools, shopping plazas, playgrounds, bus stops and much more. Featuring a striking stucco and brick exterior, this home combines style, space, and functionality—perfect for a growing family. Step inside to discover a bright and open main floor with gorgeous Open-to Below with both a formal living room and a cozy family room—ideal for entertaining and everyday living. A gorgeous spiral staircase adds an elegant focal point, while recent upgrades such as new flooring and fresh paint bring a modern, refreshed look throughout the home. The large, well-appointed kitchen is a dream for any home chef, complemented by a separate spice kitchen for additional cooking space. A main floor den with a window offers flexibility as a home office or guest bedroom, conveniently located near a full three-piece bathroom. Upstairs, the luxurious primary suite features a walk-in closet and a spacious 5-piece en-suite. A second master bedroom includes its own private 3-piece en-suite, while two additional generously sized bedrooms share a 4-piece bathroom. A loft area provides extra living space—perfect for a reading nook, play area, or study zone. The Basement features a 2 Bedroom Legal suite with 1.5 Bath as well as 1 Bedroom illegal suite, both with its own separate kitchen and a shared laundry. Do not miss the golden opportunity to own this one of a kind home in the heart of Saddleridge!!