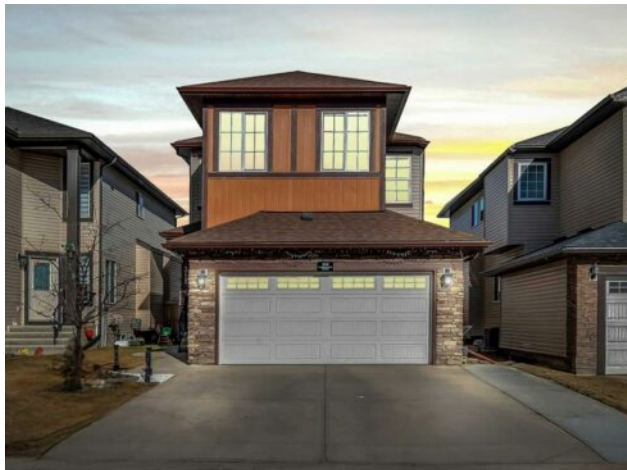


312 Saddlelake Drive NE
Calgary, Alberta

MLS # A2211844



\$749,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,132 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Level, Rectangular Lot		

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

Inclusions: N/A

Welcome to this impeccably maintained, custom-built 2-storey home with a fully developed basement, located in the desirable Saddlelake Drive in Saddleridge! Perfect for a growing family, this home is close to schools (Public & Catholic), transit (bus & C-Train), shopping, the Genesis Centre, and offers quick access to Stoney Trail and Calgary International Airport. As you step inside, you're greeted by a grand tiled foyer with soaring open-to-above ceilings, gleaming hardwood floors, and elegant light fixtures. The layout offers a spacious formal living and dining area, flowing into a cozy family room with a gas fireplace, built-in entertainment unit, and plenty of natural light. The beautifully upgraded kitchen features extended ceiling-height cabinetry, granite counters, a gas stove, stainless steel appliances, chimney hood fan, raised island with breakfast bar, and a corner pantry. The breakfast nook opens onto a deck and landscaped backyard with flower beds. Upstairs, enjoy a large bonus room, 3 bedrooms including a luxurious primary suite with a 5-pc ensuite (jetted tub, double sinks, standing shower) and walk-in closet, plus a full bath and walk-in laundry room. The fully developed illegal basement suite has a separate entrance, its own laundry, and additional storage—ideal for extended family or rental potential. Style, space, and location—this one truly has it all! Don't miss your chance to view it.