

126 Saddlestone Park NE
Calgary, Alberta

MLS # A2206439

\$849,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,643 sq.ft.	Age:	2018 (7 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: Spice Kitchen: Electric Stove, Range Hood. Basement: Stove, Refrigerator, Microwave Hood Fan, Washer, Dryer

**** Gorgeous 3-Storey Home with a 2 Bedroom Basement Suite(illegal) **** Chef's Kitchen | Gas Stove | Spice Kitchen | Walk-Through Pantry | Stainless Steel Appliances | Herringbone Backsplash | Formal Dining Room | High Ceilings | Open Floor Plan | Recessed Lighting | Large Windows | Gas Fireplace | 4 Spacious Bedrooms Upstairs(**2 Primary**) | 3rd Level Loft & Balcony | Separate Entrance to Basement Suite(illegal) | Basement Laundry | Great Open Concept Floor Plan | Sizeable Bedrooms | Storage | Covered Deck | Fully Fenced Backyard | Lawn | Front Patio | Front Attached Garage | Driveway | Incredible Location | Steps Away From Saddlestone Park. Welcome to your exquisite 3-storey family home boasting 3,554 SqFt throughout the main, upper & basement levels. 2,643 SqFt is spread between the main & 2 upper levels with expansive living space & large bedrooms. Open the front door to a foyer with hall closet storage. The open floor plan living space & formal dining room make this the perfect home for entertaining friends & family. The chef's kitchen is outfitted with full height cabinets, stainless steel appliances, a gas stove, granite countertops & a herringbone tile backsplash. The centre island with barstool seating is a great spot to enjoy small meals or socialize while you cook. Keep this kitchen sparkling & use the spice kitchen where you'll find an electric stove, range hood, dual basin sink & tons of additional cabinet storage. The walkthrough spice kitchen leads to the mud room with built-in shelving & the interior garage door. The breakfast nook is framed with a large window that overlooks the backyard & fills the space with warm natural light. The living room is centred with a gas fireplace & TV ready wall above. The main level is complete with a 2pc bath. Upstairs, the 2nd level has 4 bedrooms *2 primary*, 3 full baths & a laundry room. The

first primary opens with french doors to a retreat with a walk-in closet & 4pc ensuite with a walk-in shower & dual vanity. The 2nd primary also has a walk-in closet & 4pc ensuite. Bedrooms 3 & 4 on this level are a great size & share the main 4pc bath. The laundry located near all the bedroom is an added bonus. Your final ascent to the 3d level leads you to an expansive loft with sliding glass doors that lead to a charming covered balcony—perfect for outdoor lounging & enjoying fresh air. This level has a 2pc bath for convenience! Downstairs, the 2 bedroom basement suite(illegal) has a separate exterior entry! The basement has 9ft ceilings, a great open living space, its own laundry & storage! The basement kitchen has full height cabinets, quartz countertops, stainless steel appliances & a dual basin sink. The 2 bedrooms on this level are a generous size & share the 3pc bath with a walk-in shower. Having laundry on this level makes it an independent living space! Outside has incredible living space! The backyard has a covered deck & the front yard has a concrete patio. Hurry and book your showing today!