

# \$907,000 - 118 Saddlelake Way Ne, Calgary

MLS® #A2215359

**\$907,000**

7 Bedroom, 5.00 Bathroom, 2,330 sqft

Residential on 0.08 Acres

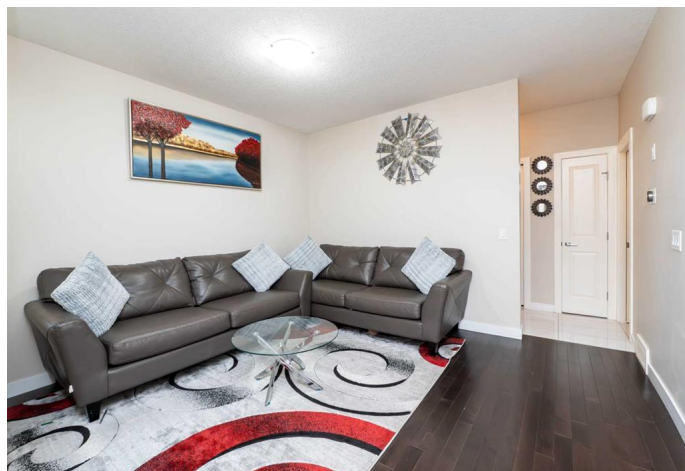
Saddle Ridge, Calgary, Alberta

Welcome to this gem of a home perfectly located in the heart of saddleridge. This home features 7 bedrooms, 4 bathrooms, and 1 half bathroom. Main floor has 2 separate living rooms, 1 dining room which is currently being used as a bedroom and one 2 piece bathroom. Upstairs you will find 2 master bedrooms, central bonus and a laundry. 2 additional bedrooms and a bathroom complete the second floor. 2 bedroom illegal basement suite with a separate entrance and laundry. Potential for a great mortgage helper. Walking distance to an elementary school, playground and shopping plaza. Fully fenced property with a beautiful deck that can be enjoyed all year round.

Built in 2015

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215359    |
| Price          | \$907,000   |
| Bedrooms       | 7           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,330       |
| Acres          | 0.08        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 118 Saddlelake Way Ne |
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 0J9               |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                                                                                                                           |
| Appliances        | Convection Oven, Dishwasher, Dryer, Electric Range, Electric Stove, Garage Control(s), Gas Water Heater, Induction Cooktop, Microwave, Refrigerator, Washer, Washer/Dryer |
| Heating           | Fireplace(s), Hot Water, Natural Gas                                                                                                                                      |
| Cooling           | None                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                         |
| Fireplaces        | Family Room, Gas                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Exterior Entry, Finished, Full                                                                                                                                            |

### Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Playground, Private Entrance, Private Yard                                                                                |
| Lot Description   | Back Yard, Cleared, Close to Clubhouse, Front Yard, Garden, Gazebo, Landscaped, Lawn, Open Lot, Other, Private, Sloped Down, Yard Drainage |
| Roof              | Asphalt Shingle                                                                                                                            |
| Construction      | Concrete, Vinyl Siding                                                                                                                     |
| Foundation        | Poured Concrete                                                                                                                            |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 29th, 2025 |
|-------------|------------------|

|                |            |
|----------------|------------|
| Days on Market | 59         |
| Zoning         | 0036595967 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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