

**47 SADDLELAKE Way, Calgary T3J 0V1**

MLS®#: **A2134288** Area: **Saddle Ridge** Listing Date: **05/23/24** List Price: **\$995,000**  
 Status: **Active** County: **Calgary** Change: **-\$105k, 20-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2016**  
Lot Information  
 Lot Sz Ar: **4,285 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,353**  
 Low Sqft:  
 Ttl Sqft: **2,353**

DOM  
**33**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Garden,Landscaped,Private**  
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line,Garden,Lighting,Private Yard**

Construction: **Concrete,Stone,Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Microwave,Range Hood,Refrigerator,Window Coverings**  
 Int Feat: **Chandelier,Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`1"	Breakfast Nook	Main	12`0" x 6`0"
Dinette	Main	10`11" x 11`0"	Kitchen	Main	9`3" x 15`10"
Laundry	Main	6`7" x 9`5"	Living Room	Main	15`11" x 15`10"
4pc Bathroom	Second	9`7" x 4`11"	5pc Ensuite bath	Second	12`10" x 10`8"
Bedroom	Second	10`6" x 9`8"	Bedroom	Second	10`6" x 9`10"
Bedroom	Second	10`4" x 9`9"	Family Room	Second	18`2" x 17`7"
Bedroom - Primary	Second	12`1" x 16`8"	4pc Bathroom	Basement	8`0" x 5`0"

Bedroom  
Game Room

Basement  
Basement

10`5" x 15`11"  
13`11" x 21`10"

Bedroom  
Furnace/Utility Room  
Legal/Tax/Financial

Basement  
Basement

10`6" x 13`10"  
13`4" x 9`2"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R- 1N**

**1510689**

Remarks

Pub Rmks:

**\*\*Luxurious 6-Bedroom Home in Saddleridge\*\* Welcome to this stunning luxury home in the heart of Saddleridge, Northeast Calgary. This impeccably maintained property, owned by a single overseas resident, features 6 spacious bedrooms and 3.5 baths, with a fully finished walkout basement completed by the builders with permits. Located within walking distance to schools, shopping centers, grocery stores, gas stations, Tim Hortons, physiotherapy clinics, and numerous daycares, this home offers unparalleled convenience. The house backs onto a beautiful pond and green space, with walking trails and Hugh E. Bennett School right in front. Every inch of this home exudes luxury, with extensive upgrades throughout. The main level features a double garage, a grand double-door entrance, a large mudroom with ceramic tile flooring and a spacious closet, a laundry room, and a 2-piece bath. An office/den provides additional versatility. Its a Fully Air-Conditioned house and it has 3 fireplaces. The open-concept living room and kitchen boast coffered ceilings that complement the fireplace design. The kitchen is a chef's dream, featuring quartz countertops, an upgraded sink and tap, top-of-the-line appliances, and gas lines installed with permits. The living room offers stunning private views of the pond and access to a huge balcony equipped with gas line connections for BBQs. Upstairs, you'll find a large bonus room with a fireplace and coffered ceiling, four generous bedrooms, with a luxurious primary suite with an en-suite bath and walk-in closet. The walkout basement is perfect for entertaining, with an open concept design, a wet bar, two large bedrooms, and a 4-piece bath. The basement opens to the tranquil pond and green space, providing a peaceful retreat. This home is also conveniently close to the Genesis Centre and library, adding to its appeal. Don't miss out on this extraordinary property. Call your favorite Realtor today to book a showing!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











