

77 Saddleland Drive NE
Calgary, Alberta

MLS # A2274425



\$709,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,042 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Landscaped, Level | | |

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|--------------------|---------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

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| Inclusions: | None |
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Welcome to 77 Saddleland Drive NE! This beautifully appointed, fully developed home featuring timeless design and exceptional functionality. From the moment you step inside, you'll appreciate the open-concept floorplan, soaring 9 ft ceilings, and an abundance of natural light throughout. The main level showcases a gorgeous maple kitchen with premium granite countertops, a bright and inviting living room, and a charming dining area. A double-sided fireplace with custom built-ins adds warmth and elegance to the space. Iron spindle railings lead you upstairs to an impressive open-to-below foyer and a bright, vaulted bonus room complete with a built-in desk and integrated speakers—perfect for work or relaxation. The spacious primary bedroom offers a well-appointed ensuite, complemented by two additional generously sized bedrooms and a full 4-piece bathroom. The lower level features a well-designed one-bedroom illegal suite, ideal for extended family or potential rental income. Outside, the home is fully landscaped and fenced, with a great deck for summer BBQs. A double front-attached garage completes the package. Located within walking distance to Saddletowne Circle, C-Train access, shopping, and schools, this home offers outstanding convenience in a family-friendly community. Don't miss this fantastic opportunity!