

**529 Saddlelake Drive NE**  
**Calgary, Alberta**

**MLS # A2287827**



**\$774,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,221 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Interior Lot, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** N/A

Welcome to 529 Saddlelake Drive, a bright and spacious home filled with natural light from large windows throughout. From the moment you step inside, you're greeted by an open and inviting layout, highlighted by elegant spindle railings and a warm, welcoming feel. The main floor offers two comfortable living areas, a formal dining room, and a sunny breakfast nook, an ideal setup for both everyday living and entertaining. The kitchen is well-appointed with a walk-in pantry, under-cabinet lighting, and generous counter space for cooking and hosting. A convenient half bathroom completes the main level. Upstairs, you'll find four spacious bedrooms, including two primary suites, an excellent setup for larger or multi-generational families. The main primary retreat features a private ensuite with dual sinks, a soaker tub, and a separate shower. The additional bedrooms are generously sized, offering plenty of space for family members, guests, or home office use. A third full bathroom on the upper level adds extra convenience for busy households. A bright bonus room/loft completes the upper floor, providing flexible space for a study area, lounge, or media room. The fully finished basement adds valuable living space and includes one bedroom, a full bathroom, and a massive flex/living area ideal for a home theatre, gym, games room, or extended family use. With 9-foot ceilings, a separate side entrance, washer/dryer hookups, and a dual furnace system, the existing layout and mechanical setup minimize the work typically required for future secondary suite development (subject to approval by the City of Calgary). The layout also allows for customization to accommodate two bedrooms plus a kitchen, creating strong income potential. The location is exceptional, walking distance to schools, parks, playgrounds, and transit. You're just minutes from

shopping, restaurants, grocery stores, medical services, and everyday amenities, with convenient access to major roadways and YYC International Airport, making commuting and travel effortless. With a new roof recently installed, this home offers added peace of mind. 529 Saddlelake Drive combines space, comfort, and long-term potential, ready to welcome its next owners.