



# 47 Saddlelake Way Calgary Alberta

\$995,000

**\*\*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...

- 4pc Bathroom 9.58 Ft x 4.92 Ft
- 5pc Bathroom 12.83 Ft x 10.67 Ft
- Bedroom 10.50 Ft x 9.67 Ft
- Bedroom 10.50 Ft x 9.83 Ft
- Bedroom 10.33 Ft x 9.75 Ft
- Family room 18.17 Ft x 17.58 Ft

- Bedroom 10.50 Ft x 13.83 Ft
- Recreational, Games room 13.92 Ft x 21.83 Ft
- Furnace 13.33 Ft x 9.17 Ft
- 2pc Bathroom 4.92 Ft x 5.08 Ft
- Breakfast 12.00 Ft x 6.00 Ft
- Other 10.92 Ft x 11.00 Ft

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Listing Presented By:



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CIR

REALTY

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Primary Bedroom 12.08 Ft x 16.67 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Bedroom 10.42 Ft x 15.92 Ft

Kitchen 9.25 Ft x 15.83 Ft

Laundry room 6.58 Ft x 9.42 Ft

Living room 15.92 Ft x 15.83 Ft