



## 93 Saddletree Close Calgary Alberta

\$729,900

This spacious and thoughtfully designed two-storey home in Saddle Ridge is the kind of place where your family can truly settle in and grow. With 4 bedrooms (including a LEGAL 1-BED LOWER SUITE), 3.5 bathrooms, and an upper bonus room, there's room for everyone - and then some. Whether you're looking for space to spread out, host holiday dinners, or simply enjoy quiet evenings by the fireplace, this one checks all the boxes. The main floor offers a warm, welcoming layout with a stunning open to above foyer with custom marble tile that leads you into the main living area that has been tastefully UPDATED and centers around a functional UPDATED kitchen with stunning tile, loads of counter space, a central island, and upgraded MODERN cabinetry with QUARTZ counters. The adjacent (but open-feeling) dining space is filled with natural light and provides access to the large back deck finished with maintenance free COMPOSITE DECKING and sunny spacious backyard! The living room is centred around a cozy fireplace with updated tiles that sets the tone for movie nights or Sunday morning coffee. Upstairs, you'll find newer plush carpet, a large, sunny bonus room and three generously sized bedrooms, including a large primary suite with a 4-piece ensuite with a soaking tub, updated lighting & plumbing fixtures, and glass shower, and a main 4-pc bathroom that has also been updated. Downstairs, the fully finished LEGAL 1-BED basement suite includes a good-sized living room, a kitchen with full-height cabinetry and a full-sized fridge, a spacious bedroom, and a private 4-pc full bath with built-in storage--perfect for extended family or a mortgage helper. The layout is super practical for a growing or multigenerational family. You'll also love the DOUBLE ATTACHED GARAGE and extra-wide front driveway with plenty of space for guests or a busy household with multiple vehicles. Located ...

4pc Bathroom 10.92 Ft x 4.92 Ft  
4pc Bathroom 10.00 Ft x 8.33 Ft  
Bedroom 10.67 Ft x 9.50 Ft  
Bedroom 10.83 Ft x 9.75 Ft  
Bonus Room 17.00 Ft x 11.50 Ft  
Primary Bedroom 12.75 Ft x 14.75 Ft

Storage 7.92 Ft x 6.67 Ft  
Furnace 7.75 Ft x 8.67 Ft  
2pc Bathroom 3.00 Ft x 8.83 Ft  
Dining room 10.58 Ft x 7.50 Ft  
Foyer 13.75 Ft x 7.75 Ft  
Kitchen 10.50 Ft x 13.08 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

4pc Bathroom 8.33 Ft x 7.25 Ft

Bedroom 9.75 Ft x 7.25 Ft

Kitchen 14.58 Ft x 9.17 Ft

Recreational, Games room 11.83 Ft x 11.00 Ft

Laundry room 5.58 Ft x 2.75 Ft

Living room 14.75 Ft x 16.75 Ft

Pantry 3.75 Ft x 3.83 Ft