

# \$749,000 - 312 Saddlelake Drive Ne, Calgary

MLS® #A2211844

**\$749,000**

4 Bedroom, 4.00 Bathroom, 2,132 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this impeccably maintained, custom-built 2-storey home with a fully developed basement, located in the desirable Saddlelake Drive in Saddleridge! Perfect for a growing family, this home is close to schools (Public & Catholic), transit (bus & C-Train), shopping, the Genesis Centre, and offers quick access to Stoney Trail and Calgary International Airport. As you step inside, you're greeted by a grand tiled foyer with soaring open-to-above ceilings, gleaming hardwood floors, and elegant light fixtures. The layout offers a spacious formal living and dining area, flowing into a cozy family room with a gas fireplace, built-in entertainment unit, and plenty of natural light. The beautifully upgraded kitchen features extended ceiling-height cabinetry, granite counters, a gas stove, stainless steel appliances, chimney hood fan, raised island with breakfast bar, and a corner pantry. The breakfast nook opens onto a deck and landscaped backyard with flower beds. Upstairs, enjoy a large bonus room, 3 bedrooms including a luxurious primary suite with a 5-pc ensuite (jetted tub, double sinks, standing shower) and walk-in closet, plus a full bath and walk-in laundry room.

The fully developed illegal basement suite has a separate entrance, its own laundry, and additional storage—ideal for extended family or rental potential.

Style, space, and location—this one truly has it all! Don't miss your chance to view it.



Built in 2013

## Essential Information

MLS® #	A2211844
Price	\$749,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,132
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	312 Saddlelake Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0N9

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Ceiling Fan(s), Granite Counters, Jetted Tub
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Electric Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 15th, 2025
Days on Market	17
Zoning	R-G

**Listing Details**

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.