

**48 Saddleland Close NE**  
**Calgary, Alberta**

**MLS # A2236224**



**\$749,990**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge           |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,372 sq.ft.           | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 6                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre              |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                   |

|                    |                                         |                   |     |
|--------------------|-----------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, See Remarks, Vinyl Plank        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | See Remarks, Wood Frame                 | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home         |                   |     |

**Inclusions:** NA

Welcome to the stunning 48 Saddleland Close, a remarkable home offering over 2300+. This exceptional property boasts 6 spacious bedrooms, 3.5 well-appointed bathrooms, and 2 fully equipped kitchens—truly a WOW factor! As you step into the main floor, you'll be greeted by an abundance of natural light cascading through the windows. The formal living room/flex room is perfect for entertaining or relaxing, while the cozy family room showcases a warm gas fireplace, creating an inviting atmosphere for gatherings. The chef's kitchen is a dream come true, featuring a generous island with eating space, and flows seamlessly into the charming dining area, which opens up to a magnificent full-sized deck—ideal for outdoor dining and summer BBQs. Additional highlights include a walk-through pantry, a convenient laundry room, and a stylish powder room. Venture upstairs to discover an expansive bonus room that offers endless possibilities for recreation or a home office. The upper level also accommodates 4 generously sized bedrooms, two of which share a modern full bathroom, while the master suite is a true retreat, complete with a luxurious ensuite featuring a soaker tub and an impressive walk-in closet. The fully finished basement (illegal), with its separate entrance, adds even more living space and versatility, featuring a cozy family room, a second kitchen—perfect for guests or extended family, 2 additional bedrooms, and a tastefully designed full bathroom. Don't forget the double attached garage and the expansive three-car parking driveway, making it easy for friends and family to visit. This extraordinary home is a must-see—schedule your viewing today!