

**40 saddlestone Way NE**  
**Calgary, Alberta**
**MLS # A2214824**

**\$939,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,631 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

**Inclusions:** none

Welcome to this Beautiful House 5 Bedroom and 4 Full Washroom House, 34-Foot Wide Conventional Home in the Heart of Saddleridge &ndash; a Rare Find! This beautifully upgraded home truly has it all. As you step inside, you're greeted by a spacious Living Room and an elegant Formal Dining Room, all beneath soaring high ceilings that make a lasting impression. The main floor boasts a bright Living Room, Formal Dining Room, cozy Family Room, a full Bathroom, and a versatile Bedroom &ndash; perfect for guests or multi-generational living. The centerpiece is a fully upgraded Chef's Kitchen featuring ceiling-height cabinets, granite countertops, a large island, stainless steel appliances, and a walk-in pantry. A separate Spice Kitchen and cozy Nook add both function and flair. Upstairs, you'll find four generously sized Bedrooms, including two luxurious Primary Suites, each with its own Ensuite and walk-in closet. A spacious Laundry Room, a Main Bathroom, and a central Loft area complete the upper level. The unfinished basement with a separate side entrance is ready for your personal touch and future development. Located close to shopping, parks, and all essential amenities &ndash; this is a prime location you don't want to miss.