

# \$885,000 - 118 Saddlelake Way Ne, Calgary

MLS® #A2237262

**\$885,000**

7 Bedroom, 5.00 Bathroom, 2,330 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this gem of a home perfectly located on a traditional lot in the heart of Saddleridge community. Brand new roof shingles and brand new carpet installed in June 2025. Rated one of the best communities in Calgary as of July 2025. This is a self contained community featuring endless dining options, all amenities, playgrounds and plenty of walking trails. This home features 7 bedrooms, 4 bathrooms and 1 half bathroom. Main floor features a bedroom and 2 separate living rooms with a fireplace in one of the living rooms. Upstairs you will find 2 master bedrooms, central bonus room with built in custom shelving and a laundry room. Two additional bedrooms and one full bathroom completes the second floor. The 2 bedroom illegal basement suite has a separate entrance with a living room, kitchen, full bathroom and separate laundry, providing the potential for a great mortgage helper. Walking distance to an elementary school, playground and shopping plaza. Fully fenced property with a beautiful deck that can be enjoyed all year round.

Built in 2015

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2237262  |
| Price     | \$885,000 |
| Bedrooms  | 7         |
| Bathrooms | 5.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,330       |
| Acres          | 0.08        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 118 Saddlelake Way Ne |
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 0J9               |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Parking Pad |
| # of Garages   | 2                                                                                                 |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Separate Entrance, Soaking Tub, Walk-In Closet(s), Crown Molding                             |
| Appliances        | Dishwasher, Dryer, Microwave, Washer, Washer/Dryer, Window Coverings, Convection Oven, Range |
| Heating           | Central, Fireplace(s), Natural Gas                                                           |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Family Room, Gas, Other                                                                      |
| Has Basement      | Yes                                                                                          |
| Basement          | Exterior Entry, Finished, Full                                                               |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                          |
| Lot Description   | Back Yard, Front Yard, Garden, Lawn, Low Maintenance Landscape |

|              |                                    |
|--------------|------------------------------------|
| Roof         | Asphalt Shingle                    |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 117             |
| Zoning         | 05              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.