

\$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	Crown Molding, Separate Entrance, Soaking Tub, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Dryer, Microwave, Range, Washer, Washer/Dryer, Window Coverings
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, Low Maintenance Landscape, Front Yard, Garden, Lawn

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

Additional Information

Date Listed	July 16th, 2025
Days on Market	2
Zoning	05

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.