



GRASSROOTS
REALTY GROUP

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127 Saddlecrest Grove NE
Calgary, Alberta

MLS # A2235594



\$949,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,517 sq.ft.	Age:	2022 (3 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: None

7 BEDROOMS | 5 BATHROOMS | 2-BEDROOM LEGAL BASEMENT SUITE | SPICE KITCHEN | DUAL PRIMARY SUITES | 9 FT BASEMENT CEILINGS | MASSIVE CONCRETE PATIO | DOUBLE ATTACHED GARAGE | SOUTH-FACING BACKYARD Incredible opportunity to own a spacious and functional home in the heart of Saddlecrest! This 2,550+ sq ft home (above grade) is built on a generous 32x115 ft conventional lot and offers everything a growing or multi-generational family needs — including a 2-bedroom legal basement suite with its own full kitchen, separate side entrance, and 9 ft ceilings. The main level welcomes you with a grand double-door entrance, leading into a thoughtfully designed layout that includes two large living areas, a main floor den/office (can be used as a 5th bedroom), and a full bathroom. The gourmet kitchen features built-in appliances and is complemented by a fully equipped spice kitchen with ample cabinet space. Upstairs offers dual primary bedrooms, each with their own ensuite, plus two additional bedrooms, a full bathroom, and a conveniently located laundry room. The south-facing backyard is an entertainer's dream with a massive concrete patio, ideal for family gatherings and summer BBQs. The double attached garage and wide driveway provide plenty of parking. Conveniently located just minutes from Savanna Bazaar, Saddletowne Station, Genesis Centre, schools (including Gobind Sarvar), and major routes like Stoney Trail, Metis Trail, and Airport Trail. Only 15 minutes to Calgary International Airport. This home checks all the boxes—location, layout, income potential, and outdoor space. Don't miss out!