



**201, 95 Saddlecrest Circle NE  
Calgary, Alberta**

**MLS # A2285834**



**\$484,500**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,694 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, No Neighbours Behind		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Concrete, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 210

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** N/A

NO CONDO FEES UNTIL 2028 | IMMEDIATE POSSESSION | 5 BEDROOM END UNIT | MAIN-FLOOR PRIVATE GUEST SUITE | TOTAL 1,984 SQ FT | Welcome to Unit 201 at Saddlecrest Living, a 5-bedroom, 4-full bath end unit townhome located in a brand-new 43-unit community in Calgary's Northeast. This home is spread across three levels with an attached garage, offering both space and flexibility for families. A standout feature is the main-floor private guest suite with a full bathroom and separate rear entry, ideal for extended family, guests, or future rental income potential. The main living area features an open-concept layout with 9-foot ceilings and triple-pane windows that bring in natural light while improving energy efficiency. The kitchen is finished with floor-to-ceiling cabinetry and premium quartz countertops, and stainless steel appliances, creating a clean and modern look. Upstairs, the primary bedroom includes a custom shower with a built-in seat, while all bathrooms feature full-height tile for a contemporary finish. Carpeted bedrooms add comfort, and luxury vinyl plank flooring on the main level ensures durability and easy maintenance. Built for Calgary's climate, the exterior combines stucco and Hardie siding for hail protection and low maintenance. Saddlecrest Living is a connected, family-friendly community close to schools, playgrounds, Saddletowne LRT, shopping, medical clinics, and fitness centres, with quick access to Stoney Trail, Calgary International Airport, Costco, CrossIron Mills, and New Horizon Mall. Whether this is your first home, a step up for a growing family, or a smart investment, Unit 201 offers space, versatility, and long-term value in one of Calgary's fastest-growing corridors. Visit the neighbouring showhome for a full tour of the layout and finishes. Units in this building (#201-#203) are available for purchase

individually or as a full package. Images are of a similar unit in the same project and are for illustrative purposes only.