



GRASSROOTS
REALTY GROUP

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201 Saddlecrest Way NE
Calgary, Alberta

MLS # A2286442



\$639,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,056 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Street		

Heating:	Central, Exhaust Fan, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed		

JEWEL OF A DEAL | RENOVATED - NEW PRICE - SIDE ENTRY | PRIME LOCATION This exceptional home offers the perfect combination of style, function, and location—just steps from the pathways, parks, schools, shopping, transit, and major expressways. Enjoy year-round access to the community’s premier amenities. Saddle Ridge’s long-standing heritage, combined with a diverse community, exemplifies Calgary’s cultural mosaic and its past, present, and future. Meticulously crafted and upgraded, this URBAN STYLE home offers over 2,897 sq ft of living space, including 4 bedrooms, 3.5 bathrooms, a bonus room, and a fully finished lower level. The main floor features an open-concept design with a bright, spacious great room anchored by a cozy gas fireplace, flowing seamlessly into the dining area and chef-inspired kitchen. The kitchen is designed for both efficiency and entertaining, featuring new Shaker-style cabinetry, a gas cooktop stove with a custom hood cover, upgraded stainless steel appliances, a walk-in pantry, a chevron tile backsplash, upscale lighting, and a dramatic central island with a flush eating bar and an undermount steel sink. Gleaming luxury vinyl wide plank floors and upgraded tile in all baths elevate the space. Upstairs, a front bonus room—perfect for family movie nights—offers a den/office setup with the expansive primary suite from two additional bedrooms at the rear of the home. The primary retreat includes a spa-inspired ensuite with a deep soaker tub, a separate shower, and a large walk-in closet. The fully developed basement includes a side entry door, adds a fourth flex room/bedroom, a full bathroom, and a spacious recreation area, providing versatility for guests, extended family, or a home gym. Outdoor living is easy with a low-maintenance landscaped yard, two deck

areas, and mature landscaping. The home's curb appeal is enhanced by stone accents, wood details, a panelled garage door, and a covered front entry. Additional features: Oversized, pie-shaped yard with no rear neighbours; modern lighting and plumbing fixtures; white-painted baseboards, casings, and doors; upscale wall decor and wainscotting. With its ideal location, functional floor plan, and quality finishes, this home delivers both comfort and convenience. Call your friendly REALTOR® today to arrange your private tour!