



**16 Saddlecrest Park NE  
Calgary, Alberta**

**MLS # A2293201**



**\$699,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,849 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance		

**Inclusions:** NA

WELCOME to this spacious home featuring 5 BEDROOMS | 3.5 BATHROOMS | FULLY FINISHED BASEMENT WITH ILLEGAL SUITE | DOUBLE DETACHED GARAGE! The main floor offers a bright and functional layout with a spacious living room, separate family room, and a dining area filled with natural light from large windows. The kitchen provides ample workspace and storage, while a convenient full bathroom and laundry area complete the main level. Upstairs, the primary bedroom features a private ensuite with a relaxing soaker tub, walk-in shower, and a large walk-in closet. Two additional generously sized bedrooms and a 4-piece bathroom complete the upper level. The fully finished basement includes an illegal suite with a separate entrance, offering 2 bedrooms, a bathroom, kitchen, and living area &mdash; ideal for extended family or potential rental income. Outdoor swimming pool on property; currently not operational. Pool and related equipment are included in as-is condition. Enjoy the sunny, low-maintenance backyard and the convenience of a double detached garage. Ideally located close to walking paths, schools, shopping, public transit, Saddle Towne C-Train Station, bus routes, and with quick access to Stoney Trail and major roadways.