



GRASSROOTS
REALTY GROUP

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228 SADDLECREST Way NE
Calgary, Alberta

MLS # A2299099



\$615,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,087 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters		

Inclusions: Security Camera(S), Window Curtains

Welcome to this beautifully maintained two-storey home offering over 2,000 sq. ft. of thoughtfully designed living space. A spacious front entry welcomes you inside, where modern flooring and a versatile main-floor den create the perfect space for a home office, playroom, or reading nook. The stylish kitchen is equipped with stainless steel appliances, quartz countertops, and plenty of workspace, flowing effortlessly into the generous dining area—ideal for everyday meals and entertaining family and friends. The inviting living room features a cozy gas fireplace, creating a warm and comfortable gathering space. Upstairs, you'll find a bright and spacious bonus family room, along with a relaxing primary suite complete with a private 4-piece ensuite. Two additional well-sized bedrooms provide plenty of room for family, guests, or a growing household. Step outside to enjoy the large deck overlooking the fully fenced backyard—perfect for summer BBQs, outdoor play, or simply unwinding after a long day. Located in a family-friendly community close to parks, playgrounds, schools, shopping, and the Dashmesh Cultural Centre, this home offers the perfect balance of comfort, convenience, and modern living. Move-in ready and waiting for its next owners, this is a home you won't want to miss!