



**46 Saddlecrest Gardens NE  
Calgary, Alberta**

**MLS # A2301088**



**\$794,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,351 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Central, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this beautifully updated and spacious 2-storey home located in the highly sought-after community of Saddle Ridge, ideally situated steps from Saddleridge School and from parks, playgrounds, and everyday amenities. This impressive home offers 6 bedrooms and 3.5 bathrooms, making it perfect for large families or investors seeking strong rental potential. From the moment you step inside, you are greeted by a bright and open layout featuring 9 ft ceilings, large windows, and a modern design that fills the home with natural light. The main level boasts a spacious living area, a cozy family room, and a gourmet kitchen complete with stainless steel appliances, granite countertops, pot lights, and a generous pantry for ample storage. The dining area seamlessly leads to the backyard, perfect for outdoor enjoyment. Extensive Recent Upgrades Include: New Roof & New Stucco Exterior, enhancing curb appeal and durability, New Garage Door\*\* for a fresh, modern look. New Windows on the Backside, allowing more natural light. New Carpet & Fresh Paint on Upper-Level Doors and Baseboards, for a clean, updated interior. Upstairs, you’ll find a versatile bonus room, a full 5-piece bathroom, and three well-sized bedrooms. The primary suite is a true retreat, featuring a massive walk-in closet and a private 4-piece ensuite. The fully developed basement offers an illegal suite with a separate side entrance, complete with 2 spacious bedrooms, a full bathroom, separate laundry, a second kitchen, and a comfortable living area — ideal for extended family or additional income potential. Located in a prime NE Calgary location, this home combines space, upgrades, and unbeatable convenience. Come visit this home to experience the real charm.

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