



**148 Saddlecrest Gardens NE**  
**Calgary, Alberta**

**MLS # A2303650**



**\$714,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,916 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<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, Landscaped, Level, Low Maintenance Landscape, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to beautiful and bright 2 story double attached garage all level finished, 5 bedrooms, 3.5 bathrooms. Home offers comfort, style, and an unbeatable location—just steps from the school, parks, and playgrounds. Large windows fill the home with natural light. Main floor features 9ft ceilings, a home office/den, cozy living room, kitchen, dining area. and 2 pce bathroom. Sliding doors lead to an oversized backyard deck—perfect for relaxing or entertaining. Upper level 3 generous bedrooms, including a spacious primary with a 4-piece ensuite & walk-in-closet, bonus room, and 4 pce main bathroom. Upper-level laundry and extra windows for added sunlight.. Separate basement entrance to a 2-bedroom suite (illegal). Pride of ownership shows with gleaming hardwood floors, and stucco with decorative borders, new roof (3 month old) , new fridge, and new hot water tank.. Double attached garage and widened driveway offers extra parking space. Close to all amenities: School, shopping, transit, park etc.