



149 Saddlecrest Green NE
Calgary, Alberta

MLS # A2303890



\$674,888

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,267 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Pantry, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: n/a

Well laid out 2-storey with an attached garage, set on a corner lot with a big deck out back. The main floor gives you options—a formal dining room that could just as easily work as a home office or den. The kitchen is spacious and practical with a pantry, open to the eating area and living room, where a gas fireplace adds a nice focal point. There’s also a main floor laundry room for everyday convenience. Upstairs, you’ll find a large bonus room with vaulted ceilings—great for a second living space, media room, or kids’ hangout. The primary bedroom includes a 4-piece ensuite, along with two additional bedrooms and another full 4-piece bath. The basement is undeveloped and ready for whatever you need next—extra living space, gym, or storage. Outside, the corner lot gives you a bit more breathing room, and the large deck is perfect for summer evenings.