



GRASSROOTS
REALTY GROUP

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110 Saddlepeace Crescent NE
Calgary, Alberta

MLS # A2304709



\$699,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,645 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	4
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

****| LEGAL SUITE | CORNER LOT | PRIME LOCATION | MAIN BEDROOM/OFFICE + FULL BATHROOM | STUCCO EXTERIOR | SPICE KITCHEN |**** Welcome to 110 Saddlepeace Crescent NE, a beautifully UPGRADED home nestled in the vibrant and highly sought-after community of Saddleridge (SADDLEPEACE) in NE Calgary. This CORNER LOT property boasts exceptional curb appeal with a clean STUCCO EXTERIOR and is located directly across from the popular DHILLON PLAZA, offering convenience like no other. Inside, you'll be greeted by a bright and modern layout. The main floor features a flex room that can function as a bedroom, office, or playroom, paired perfectly with a FULL BATHROOM on the main level — making it ideal for guests, elders, or a multi-generational family setup. POT LIGHTS throughout add a warm, upscale touch, and the ELECTRIC FIREPLACE in the living area brings both style and comfort. The chef-inspired kitchen features an electric cooktop and sleek, high-end finishes, while the SPICE KITCHEN with GAS RANGE allows for high-heat, flavorful cooking without the mess. Upstairs, the primary bedroom is a true private retreat, complete with a TRAY CEILING and a stunning 4-PIECE ENSUITE featuring a CUSTOM standing shower with glass door and elegant tile work. Two additional bedrooms and another FULL BATHROOM offer ample space for the whole family. Laundry is also conveniently located on the upper level. One of the best features of this home is the LEGAL BASEMENT SUITE — a fantastic MORTGAGE HELPER or guest retreat. It includes its own private side entrance, a full kitchen, living area, bedroom, bathroom, and separate laundry. LOCATION is everything, you're just a short walk away from GOBIND SARVAR SCHOOL, making kids' drop-offs easy! The GURDWARA

SAHIB is also within walking distance, fostering a strong community connection. Quick access to METIS TRAIL, PUNJAB CENTRE, public transit, parks, and other schools means you're never far from what matters. Note: Photos are from before the owners moved in