



15 Saddlecrest Link NE
Calgary, Alberta

MLS # A2307305



\$949,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,714 sq.ft.	Age:	2022 (4 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Crown Molding, Kitchen Island, Pantry, Recessed Lighting, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: none

BACK ON MARKET DUE TO FINANCING Welcome to this beautifully upgraded two-storey home located in the highly sought-after community of Saddlecrest. Built in 2022, this home is loaded with premium features and modern finishes, offering both luxury and functionality. Boasting 5 bedrooms and 4 full bathrooms, this property also includes a 2-bedroom illegal basement suite, making it an excellent opportunity for extended family living or potential rental income. The main floor showcases elegant hardwood flooring, 8-foot doors, and flat painted ceilings, creating a bright and contemporary feel. The spacious living room is highlighted by a 46-inch gas fireplace, perfect for cozy gatherings. A fully equipped spice kitchen with its own refrigerator adds convenience for culinary enthusiasts. This home is equipped with dual furnaces for enhanced comfort and efficiency, along with central air conditioning, built-in speakers, central vacuum, and a heated garage—offering year-round comfort. Every closet is fitted with custom MDF shelving, while all bedrooms feature crown moulding with LED backlighting, adding a refined touch throughout. The fully finished garage with a knockdown ceiling and exposed aggregate driveway enhance both functionality and curb appeal. Ideally located, this home features a walking pathway right in front and is just a 2-minute walk to the nearest bus stop, providing excellent accessibility.