



**202, 95 Saddlecrest Circle NE  
Calgary, Alberta**

**MLS # A2312726**



**\$471,450**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,559 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 210
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

NO CONDO FEES FOR 2026 & 2027 | FIRST-TIME HOME BUYER GST REBATE ELIGIBLE (SAVE \$20,000+) | MOVE-IN READY | 4 BED + DEN | 4 FULL BATH | OVER 1,836 TOTAL SQ FT | PRIVATE MAIN FLOOR GUEST SUITE WITH SEPARATE ENTRY | Welcome to Unit 202 at Saddlecrest Living, a brand-new townhome designed for growing families, multigenerational living, and long-term flexibility in one of Northeast Calgary's fastest-growing communities. This move-in ready home offers OVER 1,836 TOTAL SQ FT across three thoughtfully designed levels with an attached garage, 4 bedrooms plus a den, and 4 full bathrooms, a layout rarely found at this price point. One of the standout features is the MAIN FLOOR PRIVATE GUEST SUITE complete with a FULL BATHROOM and SEPARATE REAR ENTRY, ideal for extended family, visiting parents, older children, guests, a home office, or future rental income potential. The main living level is bright and open with 9-FOOT CEILINGS, TRIPLE-PANE WINDOWS, and an OPEN-CONCEPT LAYOUT designed for both entertaining and everyday living. The kitchen features FLOOR-TO-CEILING CABINETRY, PREMIUM QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and generous prep and storage space. Upstairs, enjoy carpeted bedrooms for comfort, FULL-HEIGHT TILE IN ALL BATHROOMS, and durable LUXURY VINYL PLANK FLOORING throughout the main living areas. Built for Calgary's climate, the exterior combines STUCCO and HARDIE SIDING for enhanced durability, hail resistance, and low maintenance. For eligible first-time home buyers, this property may qualify for the FIRST-TIME HOME BUYER GST REBATE, representing POTENTIAL SAVINGS OF OVER \$20,000, making homeownership even more attainable. Located in

family-friendly Saddle Ridge, Saddlecrest Living is close to schools, parks, playgrounds, Saddletowne LRT, shopping, medical clinics, fitness centres, and major routes including Stoney Trail and Deerfoot Trail, with quick access to Calgary International Airport, Costco, CrossIron Mills, and New Horizon Mall. Whether you're purchasing your first home, upsizing for a growing family, accommodating multigenerational living, or seeking a smart long-term investment, Unit 202 offers space, versatility, and exceptional value in a connected community. Images are of a similar middle unit in the same building and are for illustrative purposes only.