



**106, 95 Saddlecrest Circle NE
Calgary, Alberta**

MLS # A2312759



\$499,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,679 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Rectangular Lot		

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

Inclusions: N/A

NO CONDO FEES FOR 2026 & 2027 | FIRST-TIME HOME BUYER GST REBATE ELIGIBLE (SAVE \$20,000+) | MOVE-IN READY | RARE 5 BEDROOM END UNIT | 4 FULL BATH | OVER 1,950 TOTAL SQ FT | PRIVATE MAIN FLOOR GUEST SUITE WITH SEPARATE ENTRY | Welcome to Unit 106 at Saddlecrest Living, a rare END UNIT 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 1,950 TOTAL SQ FT across three thoughtfully designed levels with an attached garage, 5 BEDROOMS, and 4 FULL BATHROOMS, a layout rarely found at this price point. As an END UNIT, enjoy additional privacy, extra windows, and more natural light throughout the home. 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, creating a clean and elevated finish. Upstairs, the spacious primary bedroom features a CUSTOM SHOWER WITH A BUILT-IN SEAT, while all bathrooms are finished with FULL-HEIGHT TILE for a modern, polished look. Carpeted bedrooms add comfort, while durable LUXURY VINYL PLANK FLOORING throughout the main living areas offers both style and practicality. 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 106 offers exceptional space, versatility, and long-term value in a connected community. Images are from the neighbouring showhome and are for illustrative purposes only. Finishes are similar in quality and style.