



GRASSROOTS

REALTY GROUP

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**86 Saddlecrest Close NE
Calgary, Alberta**

MLS # A2316159



\$698,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,748 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

Welcome to this well-maintained 2-storey home in the heart of Saddle Ridge offering over 2,400 sq ft of space, plus a fully finished basement with an illegal suite! Situated on a spacious lot backing onto green space, this property offers added privacy and open views that are hard to find. The main floor features warm hardwood flooring, a bright and open living room with a cozy gas fireplace, and a functional kitchen complete with a breakfast bar and plenty of cabinet space. The dining area overlooks the backyard and opens onto an expansive deck with pergola — an ideal setup for summer BBQs, entertaining, or simply relaxing outdoors while enjoying the green space behind. Upstairs, you’ll find a generous bonus/family room, 3 bedrooms, and 2 full bathrooms including a spacious primary retreat with a walk-in closet and private ensuite. The fully finished basement includes an illegal suite setup, providing excellent flexibility for extended family or additional living space. Additional highlights include a double attached garage, large fenced yard, and excellent access to nearby schools, parks, playgrounds, shopping, and walking paths. Buyers will also appreciate the future convenience of the planned Blue Line LRT expansion with the proposed 88th Avenue station nearby. For added peace of mind, all 2024 hailstorm damage has already been fully repaired. This is a fantastic opportunity for families or investors looking for value in a sought-after community. Book your private showing today!