



**203, 95 Saddlecrest Circle NE  
Calgary, Alberta**

**MLS # A2321363**



**\$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>	2026 (0 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>	Other		

<b>Heating:</b>	Forced Air	<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

BRAND-NEW 4 BEDROOM + DEN TOWNHOME | 4 FULL BATHROOMS | 1,836 SQ.FT. OF DEVELOPED LIVING SPACE | MAIN-FLOOR PRIVATE GUEST SUITE. Welcome to Unit 203 at SADDLECREST LIVING, a stunning BRAND-NEW townhome located in the heart of SADDLERIDGE, one of Northeast Calgary's most desirable and family-oriented communities. Offering 1,836 SQ.FT. of thoughtfully designed living space across three levels, this home features 4 BEDROOMS, a DEN, 4 FULL BATHROOMS, and an ATTACHED GARAGE, making it an exceptional opportunity for families, multi-generational living, or investors seeking long-term value. One of the home's standout features is the MAIN-FLOOR PRIVATE GUEST SUITE complete with its own FULL BATHROOM and SEPARATE REAR ENTRANCE. This versatile space is ideal for EXTENDED FAMILY, visiting guests, a home office, or POTENTIAL RENTAL INCOME opportunities. The second level showcases a BRIGHT OPEN-CONCEPT LAYOUT designed for modern living. Enjoy 9-FOOT CEILINGS, LARGE TRIPLE-PANE WINDOWS, and abundant natural light throughout the spacious living and dining areas. The contemporary kitchen is beautifully appointed with FLOOR-TO-CEILING CABINETRY, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and ample storage, creating the perfect space for everyday living and entertaining. The upper level offers generously sized bedrooms, including a comfortable primary retreat and additional full bathrooms designed to accommodate growing families. LUXURY VINYL PLANK FLOORING throughout the main living areas provides durability, style, and low-maintenance living. Built with Calgary's climate in mind, the exterior features DURABLE STUCCO and HARDIE BOARD SIDING, offering superior curb appeal,

excellent weather resistance, and ENHANCED HAIL PROTECTION—a significant advantage for homeowners and insurance considerations. Residents will appreciate the unbeatable location, just minutes from SADDLETOWNE LRT STATION, schools, parks, playgrounds, shopping centres, restaurants, medical clinics, fitness facilities, and everyday amenities. Commuting is effortless with quick access to STONEY TRAIL, CALGARY INTERNATIONAL AIRPORT, COSTCO, CROSSIRON MILLS, NEW HORIZON MALL, and major transportation routes. Opportunities to own a BRAND-NEW FOUR-BEDROOM TOWNHOME with a PRIVATE GUEST SUITE, FOUR FULL BATHROOMS, and NO CONDO FEES UNTIL 2028 are extremely rare in this price range. Don't miss your chance to secure this exceptional home in a rapidly growing community. Photos are of a similar middle-unit floorplan within the same development and are provided for illustrative purposes only. Finishes, features, and layout details may vary.