



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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

MLS # A2326284



\$449,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,559 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Single Garage Attached		
Lot Size:	0.02 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

UP TO \$24,000 TOWARD YOUR MORTGAGE | NO CONDO FEES FOR 2026 & 2027 | MOVE-IN READY | 4 BED + DEN | 4 FULL BATHS | PRIVATE MAIN-FLOOR GUEST SUITE | 1,836 SQ. FT. Welcome to Unit 202 at Saddlecrest Living, a thoughtfully designed townhome in a brand-new 43-unit community in Calgary's Northeast. For a limited time, buyers who secure a firm purchase on or before August 31, 2026, will receive a developer mortgage payment incentive equal to up to twelve (12) monthly mortgage payments (maximum \$2,000 per month or \$24,000 in total), payable as either a lump-sum payment or monthly reimbursements following possession, subject to the terms and conditions of the Vendor's Mortgage Payment Promotion. This three-storey home with an attached garage offers exceptional space and flexibility for families, first-time buyers, and investors alike. A standout feature is the main-floor private guest suite with a full bathroom and separate rear entrance, ideal for extended family, guests, a home office, or future rental income potential. The main living area features an open-concept layout with 9-foot ceilings and oversized triple-pane windows that fill the home with natural light while enhancing energy efficiency. The contemporary kitchen is finished with floor-to-ceiling cabinetry, premium quartz countertops, and stainless steel appliances. Upstairs, all bathrooms feature full-height tile, while carpeted bedrooms provide comfort, and luxury vinyl plank flooring on the main level offers durability and easy maintenance. Built for Calgary's climate, the exterior combines stucco and Hardie siding for superior hail resistance and low-maintenance living. Saddlecrest Living is a connected, family-friendly community close to schools, parks, Saddletowne LRT, shopping, medical clinics, fitness centres, and offers quick access to Stoney Trail, Calgary

International Airport, Costco, CrossIron Mills, and New Horizon Mall. Whether you're purchasing your first home, upgrading for a growing family, or adding to your investment portfolio, Unit 202 delivers exceptional value, thoughtful design, and one of Calgary's most compelling new-home incentive packages. Eligible first-time home buyers may also qualify for the federal GST rebate, representing potential additional savings of \$20,000+ (eligibility criteria apply). Images are of a similar middle unit in the same building and are for illustrative purposes only.