



**277 Saddlecrest Way NE**  
**Calgary, Alberta**

**MLS # A2326945**



**\$619,999**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,669 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** shed

Welcome to this beautifully family home in the heart of Saddle Ridge! Welcome to this gorgeous front-attached garage two-storey home in the highly sought-after community of Saddle Ridge! Offering approximately 1,700 sq. ft. of beautifully designed living space, this home combines comfort and functionality. The main floor features an open-concept layout with a bright living room and cozy gas fireplace, a modern kitchen with quartz countertops, ample cabinetry, and a spacious dining area. A convenient 2-piece bathroom completes the main level. Upstairs offers 3 generously sized bedrooms, including a primary bedroom with a 4-piece ensuite, an additional full bathroom, and a bright bonus room ideal for family gatherings or a home office. The basement features an illegal suite with a separate entrance through the garage, including a kitchen, one bedroom, a living area, and a 3-piece bathroom. Enjoy the low-maintenance backyard with a spacious deck and no neighbours behind, providing added privacy and Close to public transit including Saddle Towne LRT Station and future planned LRT extension. Conveniently located close to schools, shopping, public transit, the Genesis Centre, Calgary International Airport, and with quick access to Stoney Trail, this home is perfect for families or investors alike.