



GRASSROOTS

REALTY GROUP

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**38 Saddleland Crescent NE
Calgary, Alberta**

MLS # A2327157



\$679,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,855 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: N/A

FULLY RENOVATED | 6 BEDROOMS | FEATURES A DECK AND BALCONY | 3.5 BATHROOMS | BACKING ONTO WALKWAY PATH | 2 BEDROOM ILLEGAL SUITE WITH SIDE ENTRANCE| Welcome to this stunning, fully renovated 2-storey home in the highly desirable community of Saddle Ridge, where modern upgrades, exceptional functionality, and a prime location come together to create the perfect family home. Extensively renovated from top to bottom, both the interior and exterior have been beautifully updated, making this truly move-in ready. The impressive exterior has been completely refreshed with brand-new siding, a new roof, and a new garage door, delivering outstanding curb appeal and long-term peace of mind. Step inside to discover a bright, contemporary interior featuring new luxury vinyl plank flooring throughout the main floor and basement, fresh paint, modern lighting, and quality finishes throughout. Designed for both everyday living and entertaining, the spacious main floor offers a welcoming living room, a formal dining area, and a cozy family room centered around a beautiful fireplace. The heart of the home is the brand-new kitchen, featuring stylish cabinetry, quartz countertops, stainless steel appliances, ample cabinet space, and a functional layout that any home chef will appreciate. Upstairs, you'll find brand-new carpet throughout and four generously sized bedrooms, making it the perfect layout for growing families. The spacious primary retreat offers a private balcony, dual his-and-her closets, and a beautifully renovated 4-piece ensuite. The additional bedrooms are all well-proportioned and are complemented by another fully updated 4-piece bathroom. The fully developed basement offers incredible flexibility with a separate side entrance leading to a beautifully renovated 2-bedroom illegal suite. Complete with its own

brand-new kitchen featuring modern cabinetry, updated flooring, spacious living area, renovated bathroom, and two comfortable bedrooms, it's ideal for extended family, guests, or added mortgage-helping potential. Step outside to enjoy the huge backyard backing directly onto a walking pathway, offering added privacy and plenty of space for children to play, summer BBQs, gardening, or future outdoor entertaining. Conveniently located close to schools, parks, playgrounds, shopping, restaurants, public transit, Genesis Centre, the LRT, and major roadways, this exceptional home offers the perfect combination of style, comfort, and convenience. With extensive renovations inside and out, a versatile basement, and an unbeatable location, this is a rare opportunity to own a turnkey home in one of Calgary's most sought-after northeast communities.