



GRASSROOTS
REALTY GROUP

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33 Saddlecrest Close NE
Calgary, Alberta

MLS # A2327223



\$599,990

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,510 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, Open Floorplan, See Remarks, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

LEGAL Basement Suite | Double Detached Garage | 5 mins from Saddletowne Station. Welcome to this beautifully maintained home in the heart of the vibrant community of Saddle Ridge, minutes away from Saddletowne LRT station. Offering over 2,000 sq. ft. of developed living space, this impressive property perfectly blends comfort, functionality, and convenience. The inviting main floor welcomes you with a bright and spacious open concept layout featuring a large living room, a formal dining area, and a warm family room with a cozy gas fireplace ideal for relaxing evenings or entertaining family and friends. The thoughtfully designed kitchen offers ample cabinetry, generous counter space, a pantry, and a seamless flow into the dining area, making everyday living effortless. A convenient 2 piece powder room completes the main level. Upstairs, you'll find a spacious primary bedroom complete with a walk in closet and private 4 piece ensuite, along with two additional generously sized bedrooms and another full bathroom, providing comfortable accommodation for the entire family. The fully developed LEGAL basement suite expands your living options with a large recreation room, kitchen, one bedroom, a versatile den, a full 4-piece bathroom, and a dedicated laundry area offering outstanding flexibility for extended family. Step outside to enjoy the private backyard, perfect for summer BBQs, children's playtime, and outdoor gatherings, along with the convenience of a detached double garage. Ideally located just minutes from schools, parks, playgrounds, shopping plazas, restaurants, grocery stores, Saddletowne LRT Station, Genesis Centre, public transit, medical clinics, and major roadways including Stoney Trail, M´tis Trail, Airport Trail, and Calgary International Airport, this home offers exceptional accessibility. Whether you're a first time homebuyer, a

growing family, or an investor looking for a fantastic opportunity, this exceptional property checks every box. Don't miss your chance to own this wonderful home in one of Northeast Calgary's most sought after communities!